

INDUSTRIAL PROPERTY  
FOR SALE

# 900 S HEALD ST

Wilmington, DE 19801

CHRIS MOORE, CCIM  
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## PROPERTY DESCRIPTION

Fully renovated warehouse with two-story office space available for sale on Heald Street in Wilmington! Conveniently located near I-495, I-95, the Delaware Memorial Bridge, and the Port of Wilmington, this property offers excellent access for distribution and operations.

The warehouse features brand-new LED lighting, spacious office and warehouse restrooms, and 14-16 +/- FT ceiling heights beneath a newly installed roof. The two-story office is thoughtfully designed with an executive office on the second floor, while the first floor includes a kitchen, meeting area, and restrooms. Large windows fill the space with natural light, and the newly paved asphalt parking area provides ample parking for employees and visitors.

## PROPERTY HIGHLIGHTS

- Fully Renovated Warehouse with Two-Story Office Area
- 14-16 +/- FT Ceiling Heights
- New Asphalt Parking Area
- 4 Updated Loading Docks, 4 Drive in Doors and 1 Drive in Courtyard
- Close to I-495, I-95, Delaware Memorial Bridge and Port of Wilmington

## OFFERING SUMMARY

Sale Price:	\$2,800,000
Lot Size:	1.5 +/- AC
Building Size:	19,226 +/- SF

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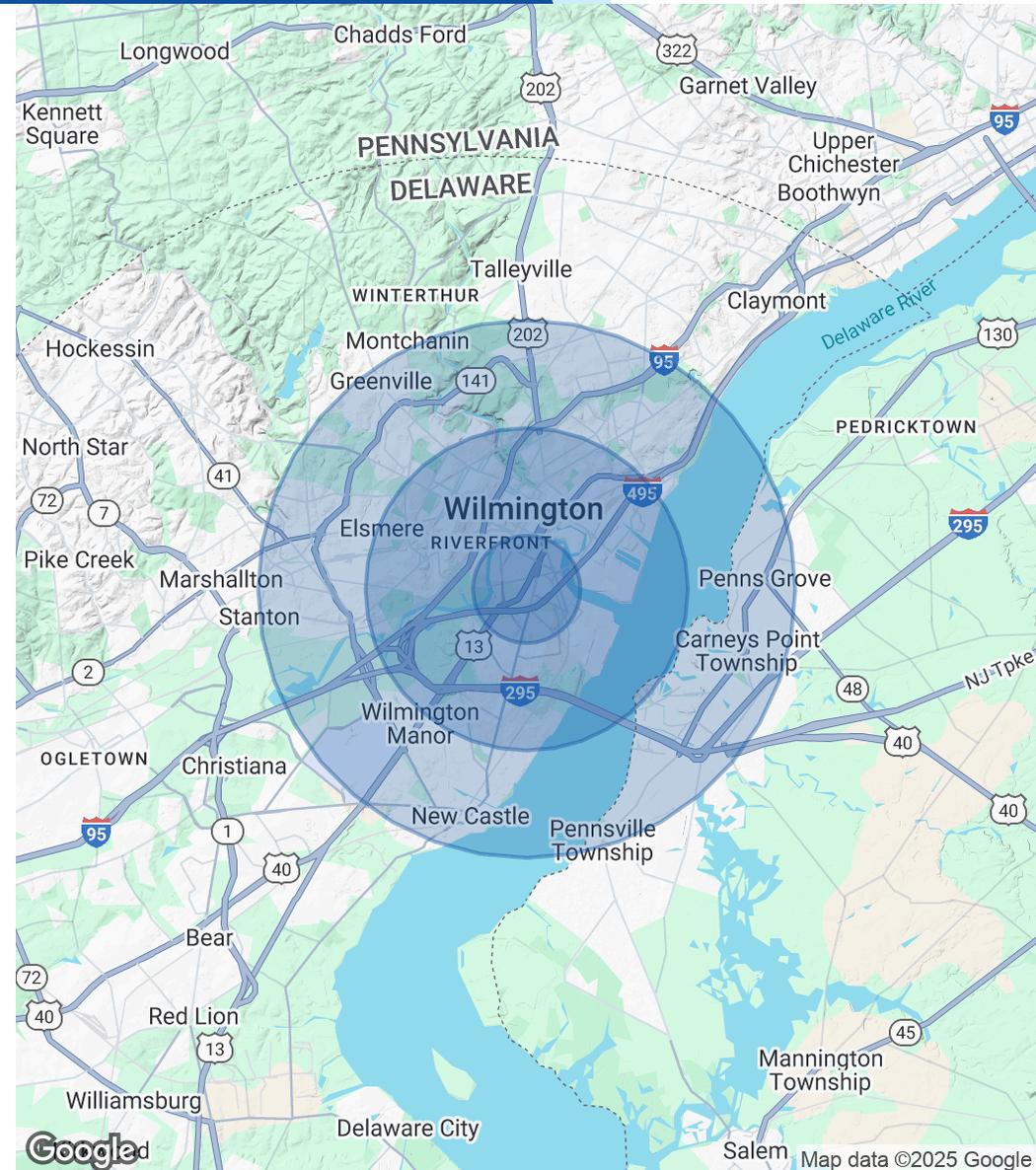
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,722	98,195	177,823
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	39	40	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,917	40,542	73,447
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$69,979	\$71,983	\$84,788
Average House Value	\$206,335	\$246,569	\$298,303

Demographics data derived from AlphaMap



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