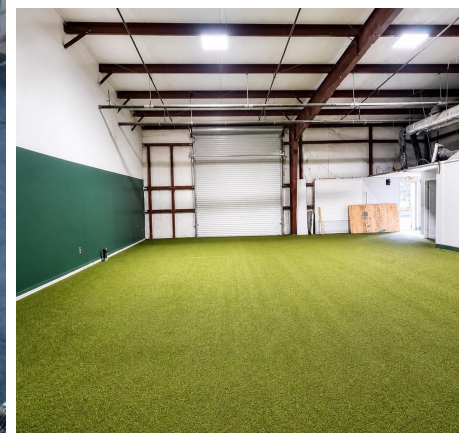


# Newark Industrial Flex



FOR LEASE | 4,000 SF – 14,000 SF AVAILABLE

62 Albe Drive  
Newark, DE 19713

**Davis Mitchell**  
DSM Commercial  
(302) 283-1800  
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**Alicia Fox**  
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(302) 283-1800  
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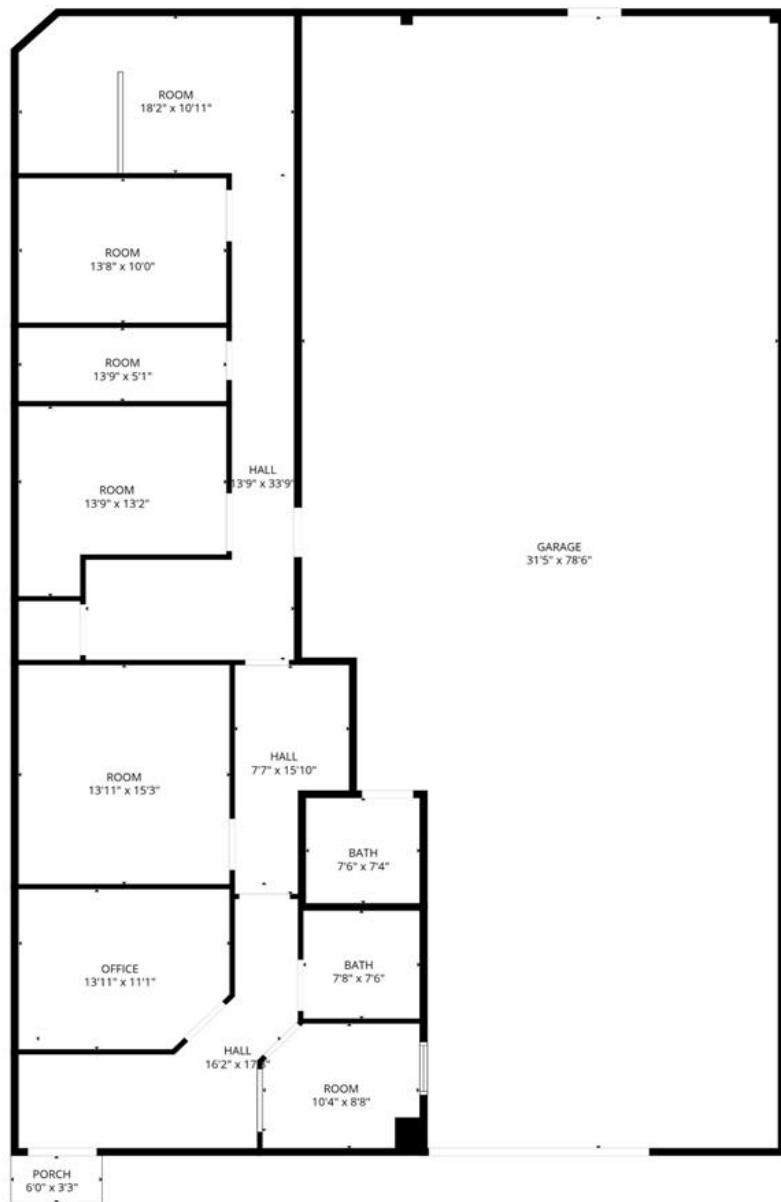
**DSM**  
COMMERCIAL

# HIGHLIGHTS

- Strategically located flex/industrial property in Newark offering functional space ideal for contractors, service users, light manufacturing, and distribution. Each unit is designed for efficiency with drive-in access, office buildout, and strong utility infrastructure.
- Flexible suite sizes allow for single or multi-unit occupancy to accommodate a range of operational needs.
- Immediate access to I-95, Route 273 & Route 1
- Central Newark location with strong labor pool access
- Ideal for contractors, service users & small-bay industrial
- Minutes to University of Delaware & major retail corridors
- Each unit includes a 12' x 10' drive-in door, private restroom, some office buildout, 16' clear ceilings, gas-fired Reznor heat, and 200-amp electrical service
- Power: 3 Phase Electrical

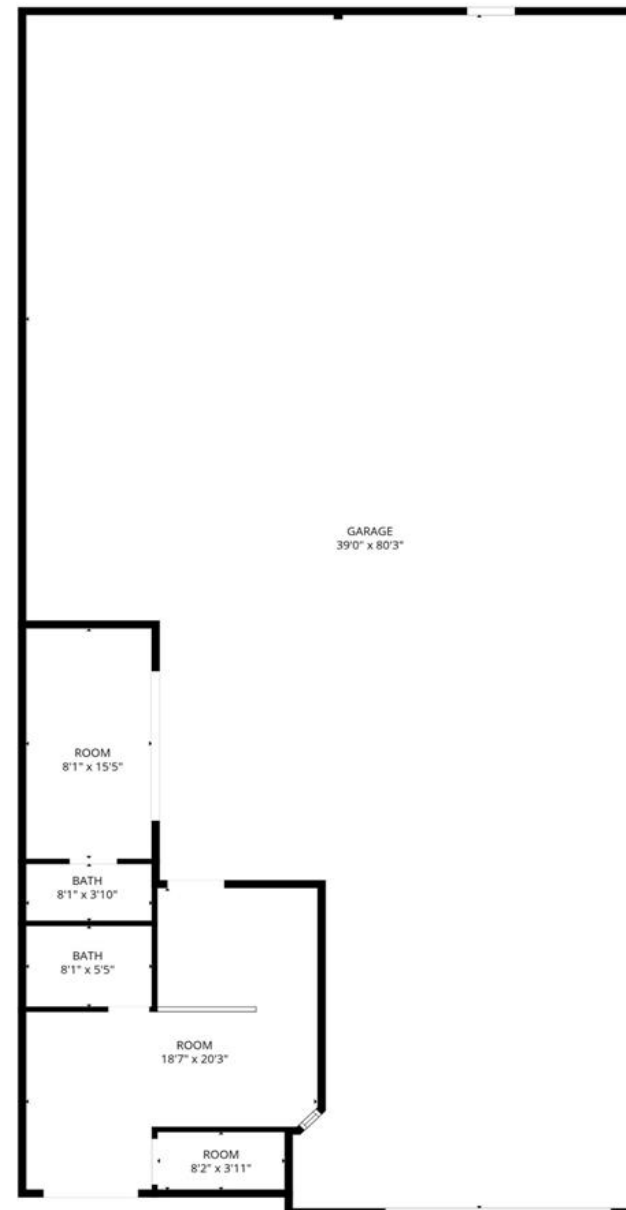


Suite	Size	Lease Rate	Lease Type
Unit A	4,000 SF (50'x80')	\$12.00 PSF (Yearly)	NNN
Unit B	4,000 SF (50'x80')	\$12.00 PSF (Yearly)	NNN
Unit C	4,000 SF (50'x80')	\$12.00 PSF (Yearly)	NNN
Unit D	2,000 SF (25'x80')	\$12.00 PSF (Yearly)	NNN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

## Unit B Floor Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

## Unit C Floor Plan



Wawa

DUNKIN' DONUTS



DOLLAR TREE

BJ's

EASTERN MARINE

DELAWARE INDUSTRIAL PARK

PENCADER PLAZA

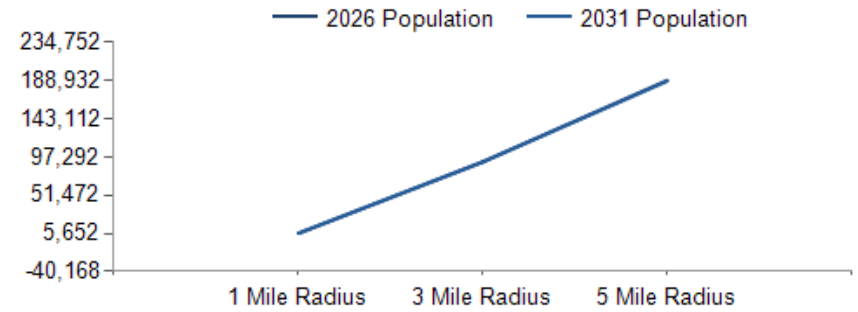


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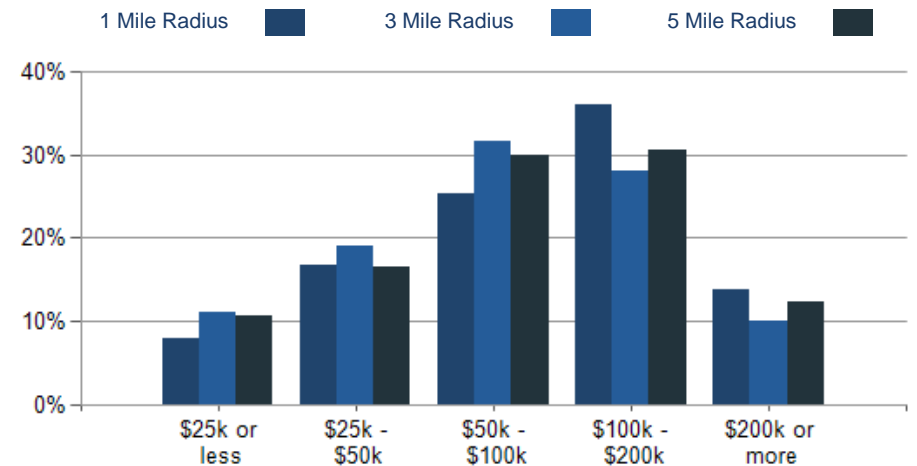


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,435	82,182	169,739
2010 Population	5,808	85,673	182,246
2026 Population	5,726	91,290	188,932
2031 Population	5,652	91,222	188,030
2026 African American	1,743	27,618	54,691
2026 American Indian	24	397	710
2026 Asian	401	8,157	16,623
2026 Hispanic	785	13,175	23,690
2026 Other Race	368	6,345	10,934
2026 White	2,588	40,381	89,544
2026 Multiracial	603	8,368	16,369
2026-2031: Population: Growth Rate	-1.30%	-0.05%	-0.50%

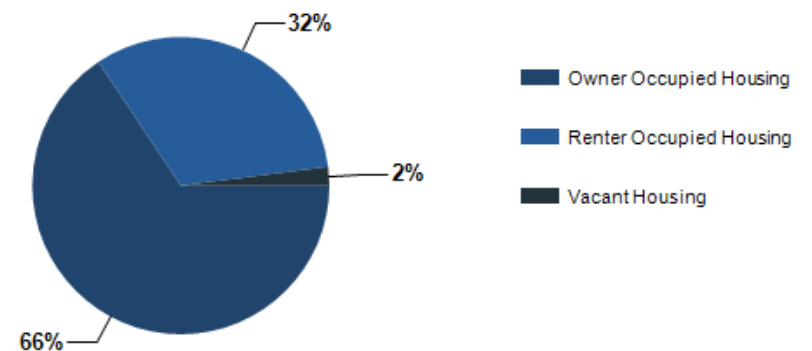
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	57	2,152	4,699
\$15,000-\$24,999	115	1,680	3,134
\$25,000-\$34,999	60	2,531	4,803
\$35,000-\$49,999	300	4,099	7,430
\$50,000-\$74,999	367	6,101	11,878
\$75,000-\$99,999	179	4,910	10,135
\$100,000-\$149,999	441	6,100	13,651
\$150,000-\$199,999	333	3,685	8,777
\$200,000 or greater	295	3,520	9,033
Median HH Income	\$99,222	\$78,250	\$85,160
Average HH Income	\$120,263	\$101,748	\$109,261



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius



Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	431	7,017	14,815
2026 Population Age 35-39	407	6,340	13,176
2026 Population Age 40-44	376	6,049	12,042
2026 Population Age 45-49	345	4,895	10,224
2026 Population Age 50-54	332	4,734	10,396
2026 Population Age 55-59	338	4,734	10,827
2026 Population Age 60-64	331	4,800	11,078
2026 Population Age 65-69	358	4,670	10,288
2026 Population Age 70-74	282	3,563	8,147
2026 Population Age 75-79	184	2,627	5,939
2026 Population Age 80-84	99	1,549	3,609
2026 Population Age 85+	56	1,149	2,713
2026 Population Age 18+	4,415	73,167	152,980
2026 Median Age	38	35	37
2031 Median Age	39	36	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$83,182	\$79,970	\$87,198
Average Household Income 25-34	\$111,954	\$100,876	\$108,267
Median Household Income 35-44	\$112,278	\$96,447	\$103,513
Average Household Income 35-44	\$136,705	\$120,042	\$126,264
Median Household Income 45-54	\$112,204	\$99,981	\$107,921
Average Household Income 45-54	\$134,593	\$121,474	\$130,621
Median Household Income 55-64	\$120,228	\$91,658	\$101,761
Average Household Income 55-64	\$140,675	\$115,059	\$122,659
Median Household Income 65-74	\$72,197	\$62,152	\$70,075
Average Household Income 65-74	\$99,650	\$86,696	\$95,051
Average Household Income 75+	\$76,387	\$65,578	\$71,371

Population By Age

