



## Harmony Business Park

310 Ruthar Drive  
Newark, DE 19711

WAREHOUSE/FLEX SPACE  
**FOR LEASE**

### PROPERTY & AREA OVERVIEW

NEW FLEX BUILDING- Located on Ruthar Drive off Route 273 with easy access to I-95, Route 1, downtown Newark, University of Delaware and Maryland State line.

Multi-tenant flex with quality masonry/steel construction with the following amenities:

- Glass front entry door/window system
- Insulated Drive in doors 10' x 12'
- 200 AMP 3 phase electric
- R-36 Insulation
- 10' x 20' office with HVAC & ADA restrooms
- Natural gas heater
- 20' ceiling height
- Internet available
- Wet sprinkler system
- Full vehicle circulation around building
- Ideal for distributors, contractors & service oriented businesses

### PROPERTY DETAILS

- **Available:**
  - 1,250 SF unit available
- **Pricing:**
  - \$15.00 / SF
  - Modified gross
  - Net of utilities

### DEMOGRAPHICS AT A GLANCE

Demographics <sub>2021</sub>	2 Mile	5 Mile	10 Mile
<b>Population</b>	30,840	197,886	471,830
<b>Average Household Income</b>	\$81,156	\$94,103	\$98,572
<b>Households</b>	12,445	74,025	176,951
<b>Median Age</b>	38.9	36.4	38.1

### FOR MORE INFORMATION, CONTACT:

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 302-218-2053 (cell)



## Medori Commercial Realty, LLC

601 Kirkwood Highway  
 Wilmington, DE 19805  
 www.medoricommercialrealty.com

# Harmony Business Park

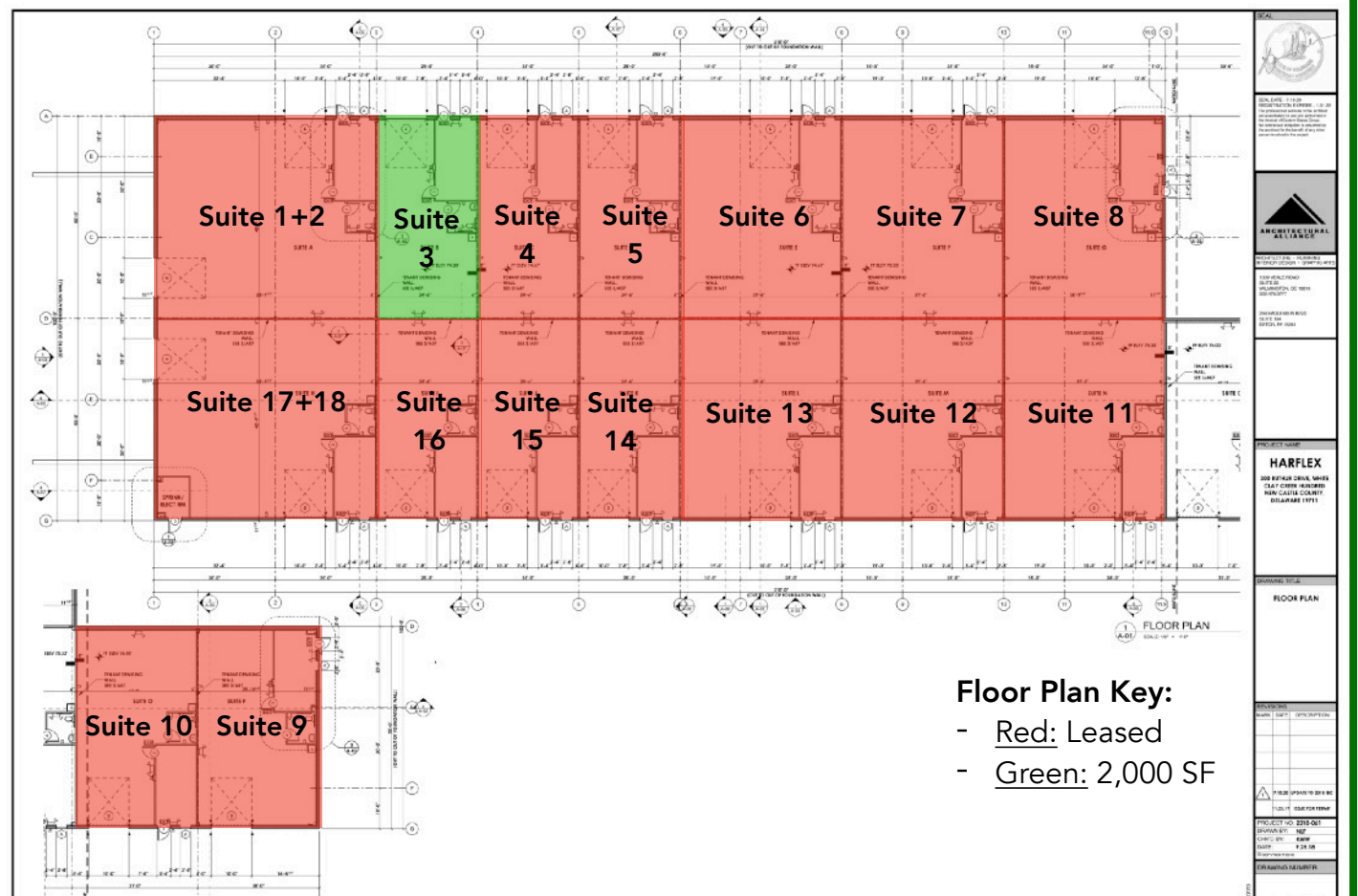
310 Ruthar Drive  
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## ZONING, PERMITTED USES AND FLOOR PLAN

ZONING: Industrial (I) New  
Castle County

PERMITTED USES include:

- Warehouse/Storage
- Light Industrial
- Service Oriented  
Businesses
- Contractors
- Distribution



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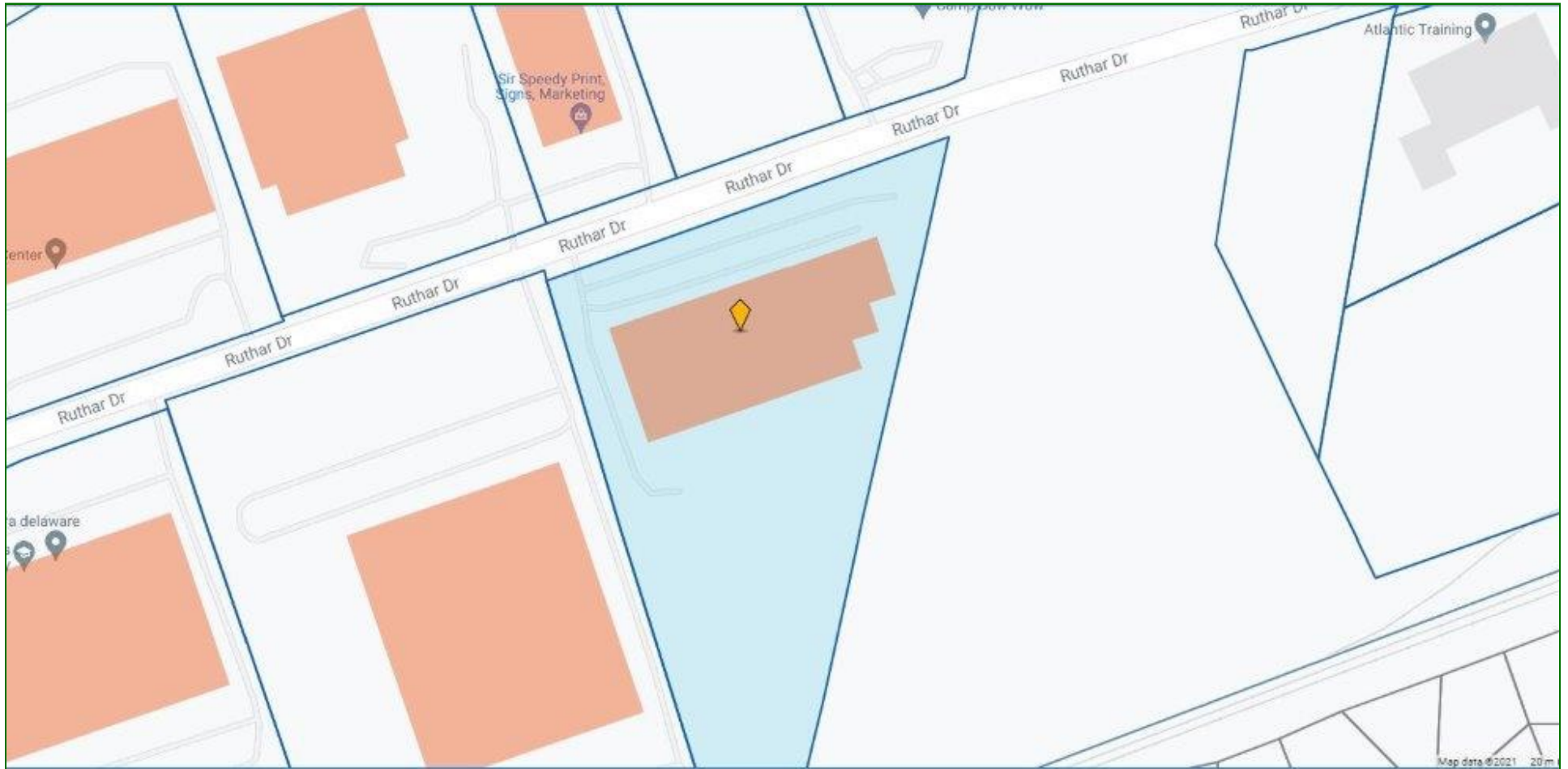
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### AERIAL MAP



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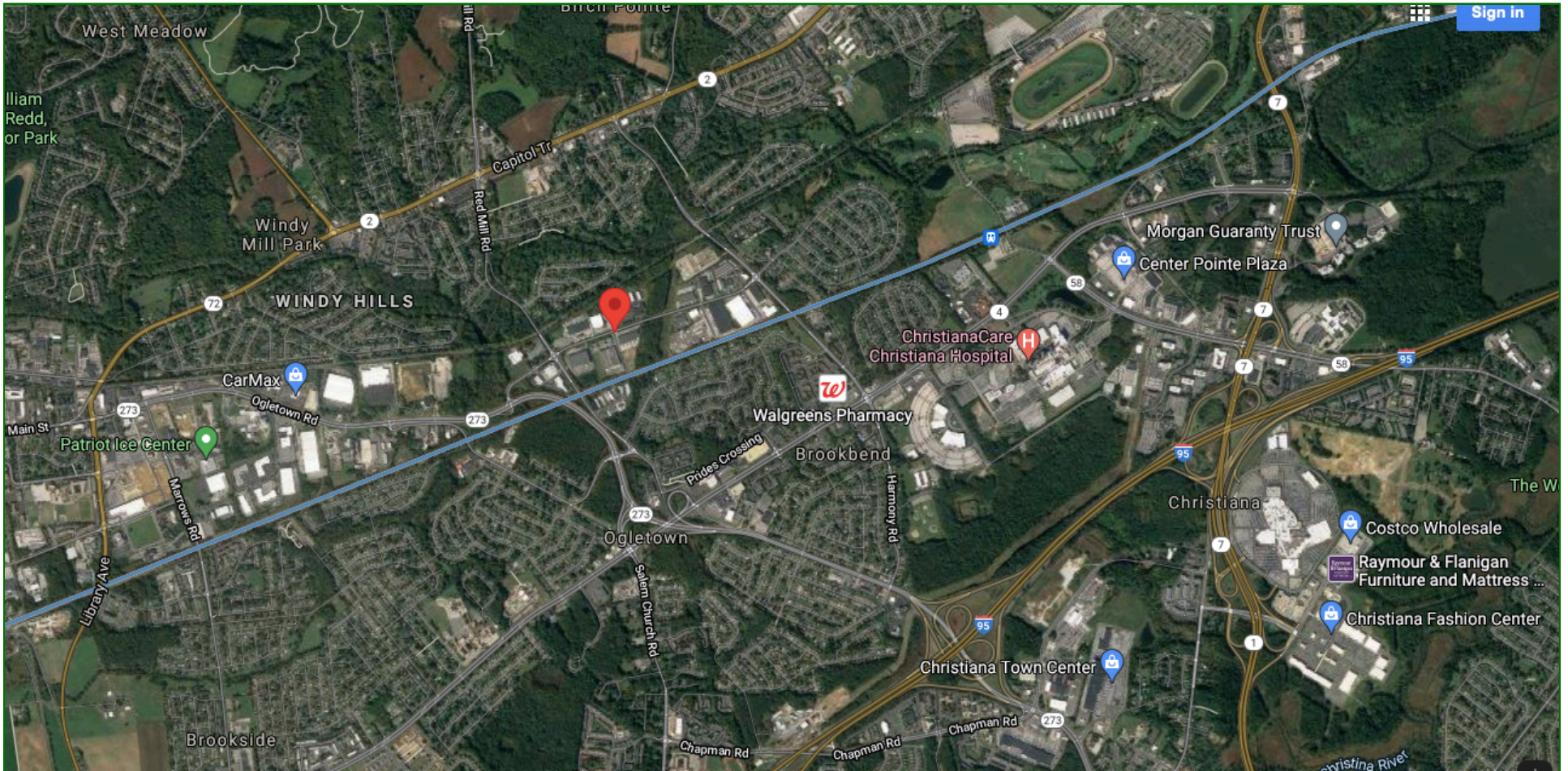
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## LOCATION MAP



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### PROPERTY GALLERY



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