



Fort DuPont

Delaware City, Delaware

Commercial properties available in the Fort DuPont mixed-use district of Delaware City.



Neil Kilian, CCIM, SIOR

302 221 7256 Direct
302 322 9500 Main
neilkilian@emoryhill.com

Massiel Derefaka

302 221 7274 Direct
302 322 9500 Main
massielderefaka@emoryhill.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN NOR ARE ANY TO BE IMPLIED.

An Excellent Business Location

Fort DuPont in Delaware City, Delaware offers an ideal location for commercial buyers seeking a vibrant, mixed-use community. Nestled within the lush surroundings of Fort DuPont State Park, this revitalized master-planned development combines history, natural beauty, and modern conveniences. It is planned around multiple districts - four are residential and mixed-use neighborhoods with an adjacent cultural arts district, two are devoted to institutional and professional office uses, one is reserved for future mixed use. All are within a few minutes' walk of each other and downtown Delaware City. The fort itself is crisscrossed with walking trails and connected to nearby recreation.

For restaurants, the setting provides a built-in audience with the residential growth in the area. Office spaces benefit from this peaceful yet accessible location close to local amenities. Condominiums attract buyers with a “live work play” lifestyle, emphasizing waterside living and recreational opportunities like bicycling, boating, hiking, and birdwatching.

The community enjoys easy access to nearby grocery stores, shops and Clinton Street's charming eateries and boutiques. Fort DuPont's strategic location connects residents and businesses to Wilmington, Christiana's shopping and dining, Newark, Dover, Middletown, Philadelphia, and South Jersey - all while maintaining Delaware's allure of low taxes and proximity to beaches.





Availabilities

The Tilton Building

\$3,150,000

- 42,000 SF
- Two-story building
- Best for full-service, mixed-use redevelopment for residential, medical/dental, counseling, retail or institutional



1

The Barracks

\$900,000

- 20,000 SF
- Two-story building
- Needs environmental remediation prior to redevelopment



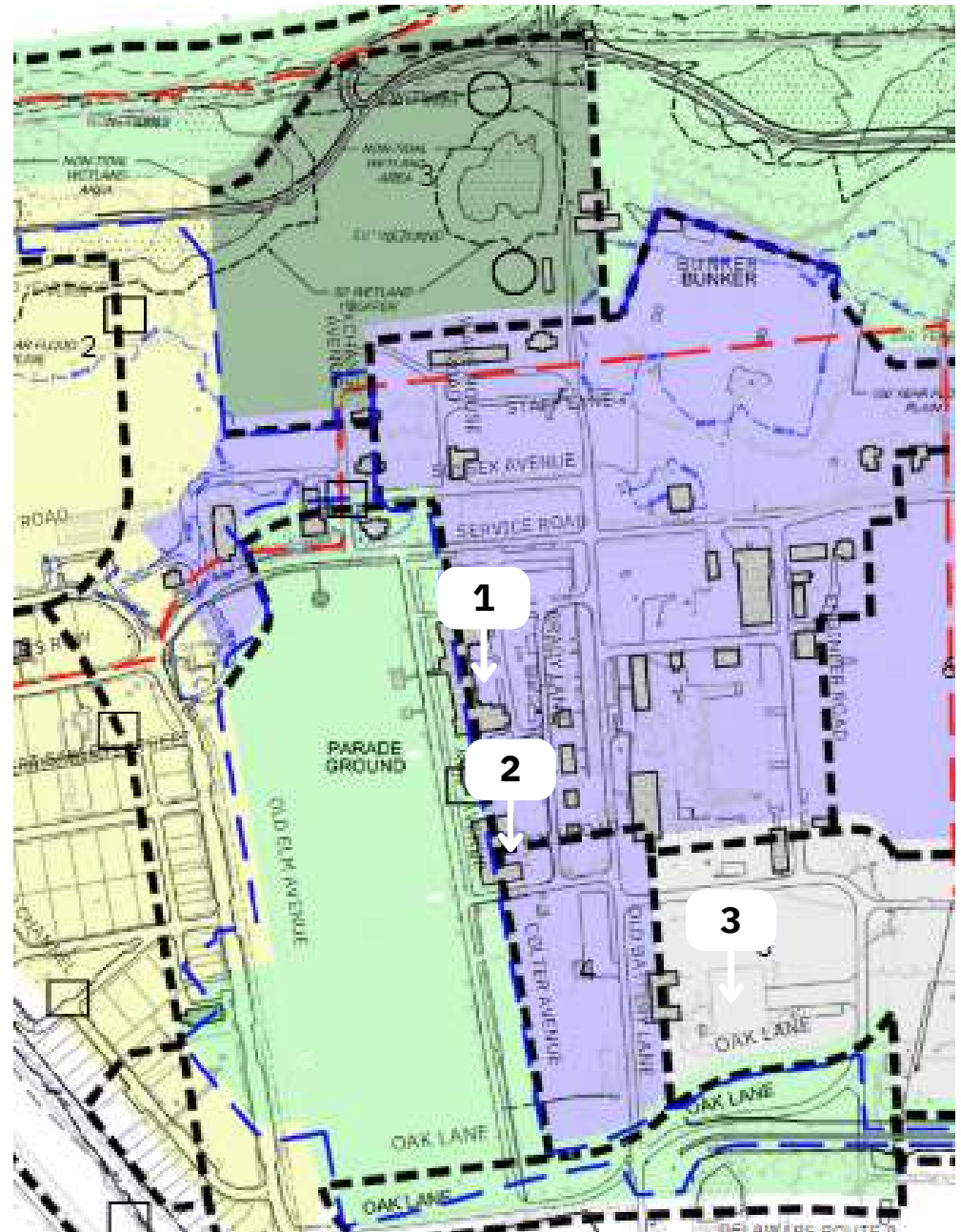
2

Refrigerated Warehouse
For Lease: \$12/SF NNN

- 20,000 SF refrigerated warehouse
- Includes 4,793 SF office building and 35 space/12,500 square foot parking lot



3



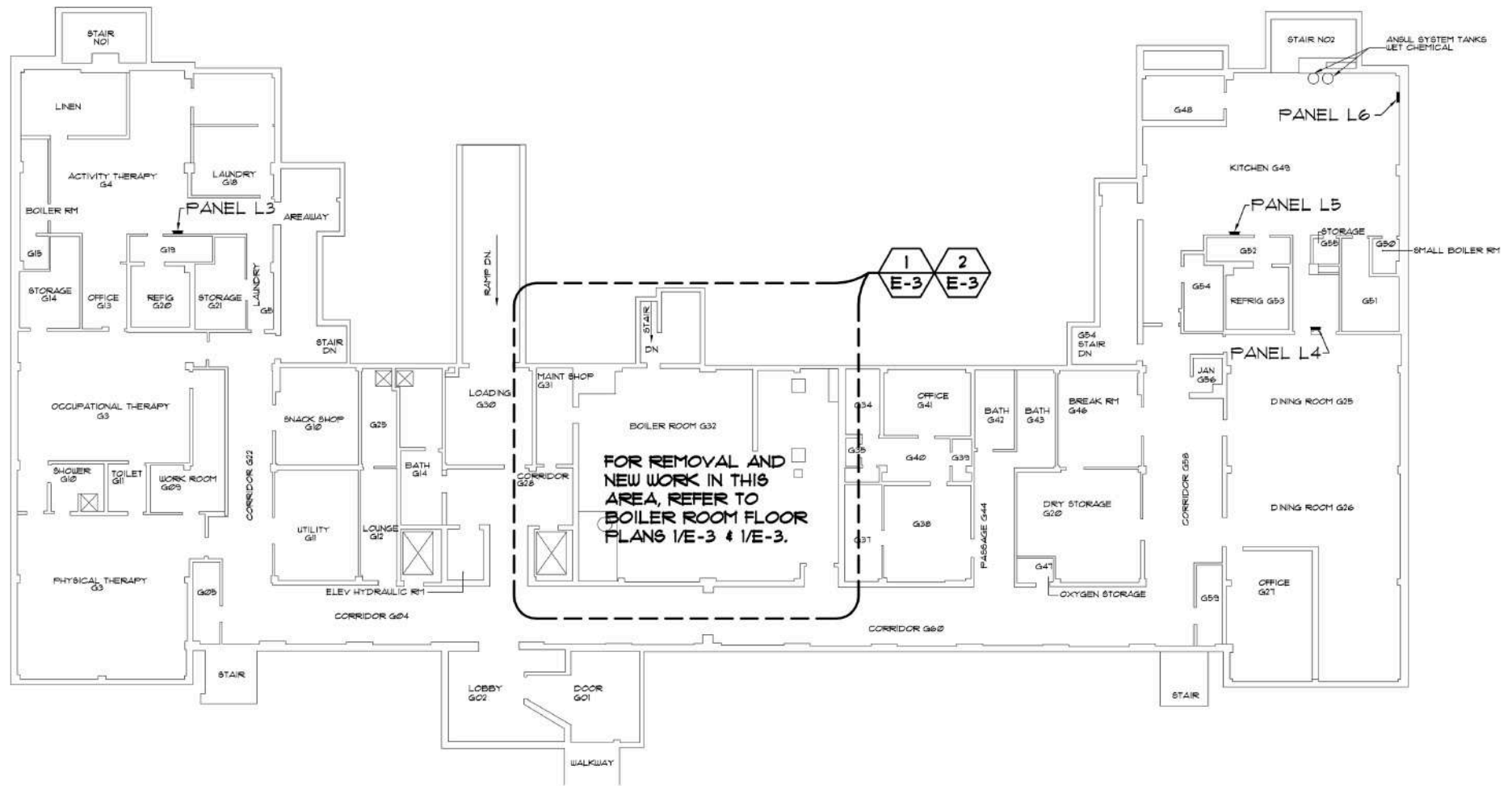
The Tilton Building

\$3,150,000 - As-Is Condition - 42,000 SF



The Tilton Building

\$3,150,000

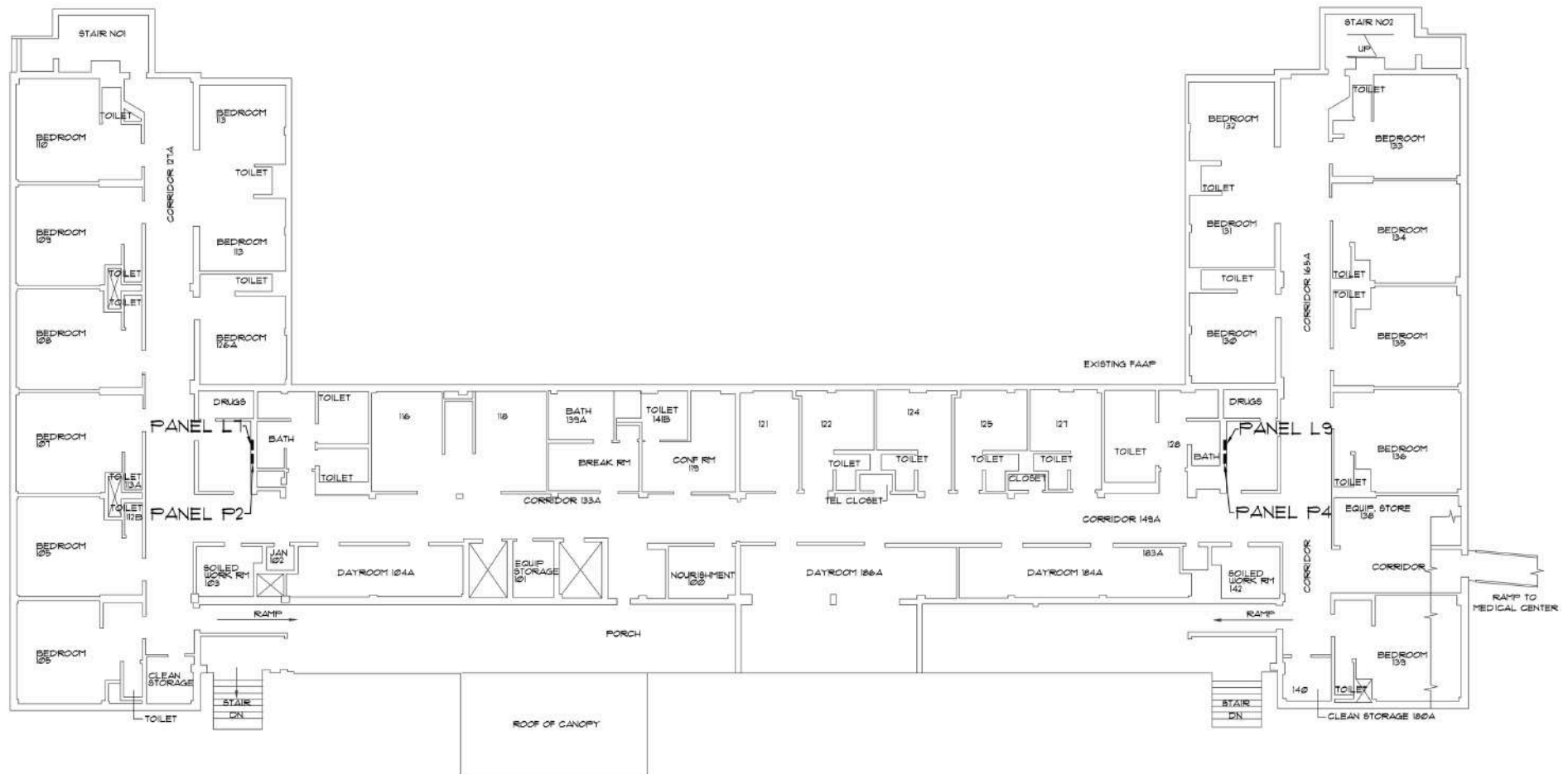


LOWER LEVEL FLOOR PLAN

SCALE: 1/16"=1'-0"

The Tilton Building

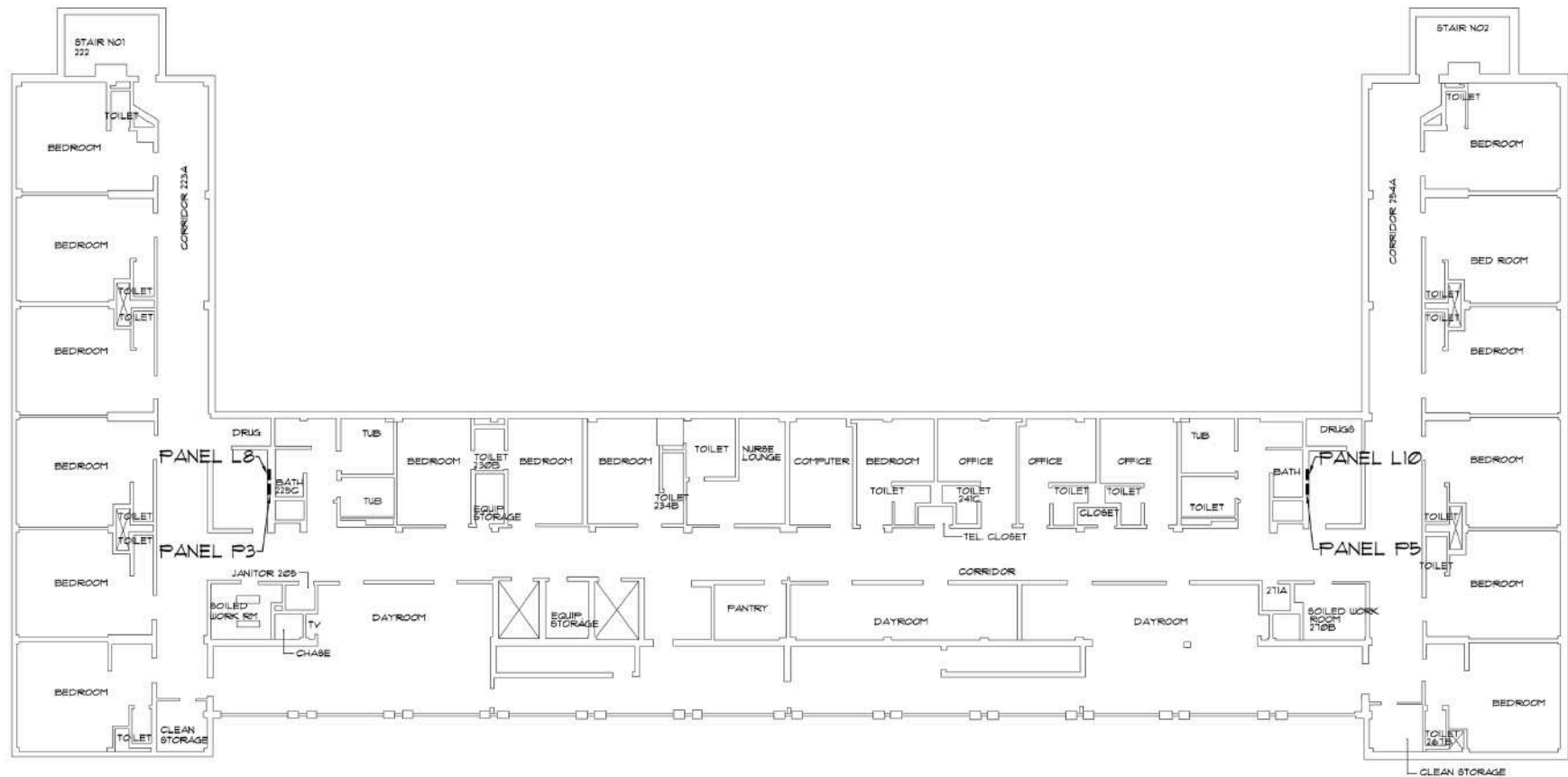
\$3,150,000



2 1ST FLOOR PLAN
E-6 SCALE: 1/16"=1'-0"

The Tilton Building

\$3,150,000



3 2ND FLOOR PLAN
E-6 SCALE: 1/16" = 1'-0"

The Barracks

\$900,000 - As-Is Condition - 20,000 SF



Refrigerated Warehouse

20,000 SF + 4,793 SF office

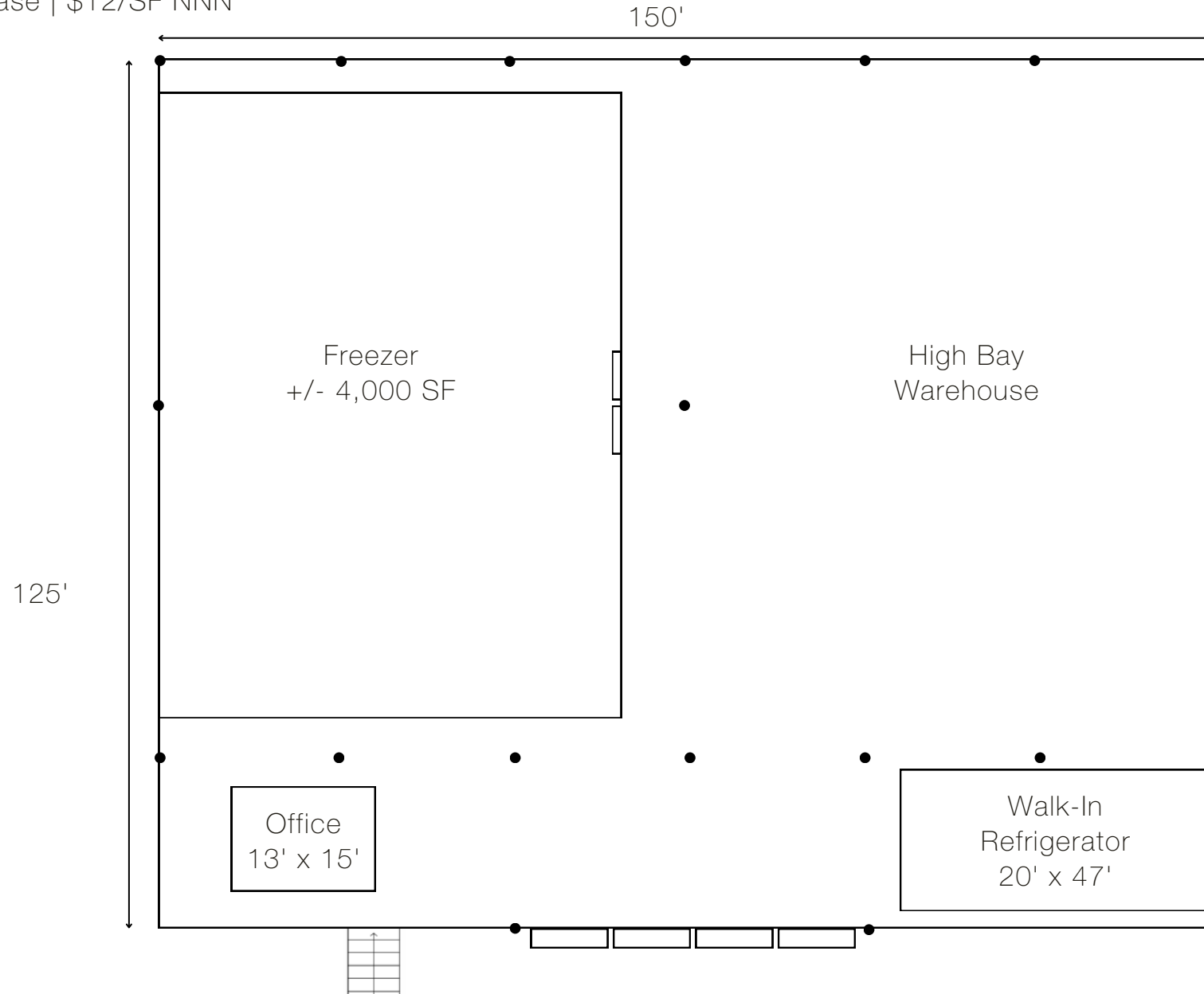
For Lease | \$12/SF NNN



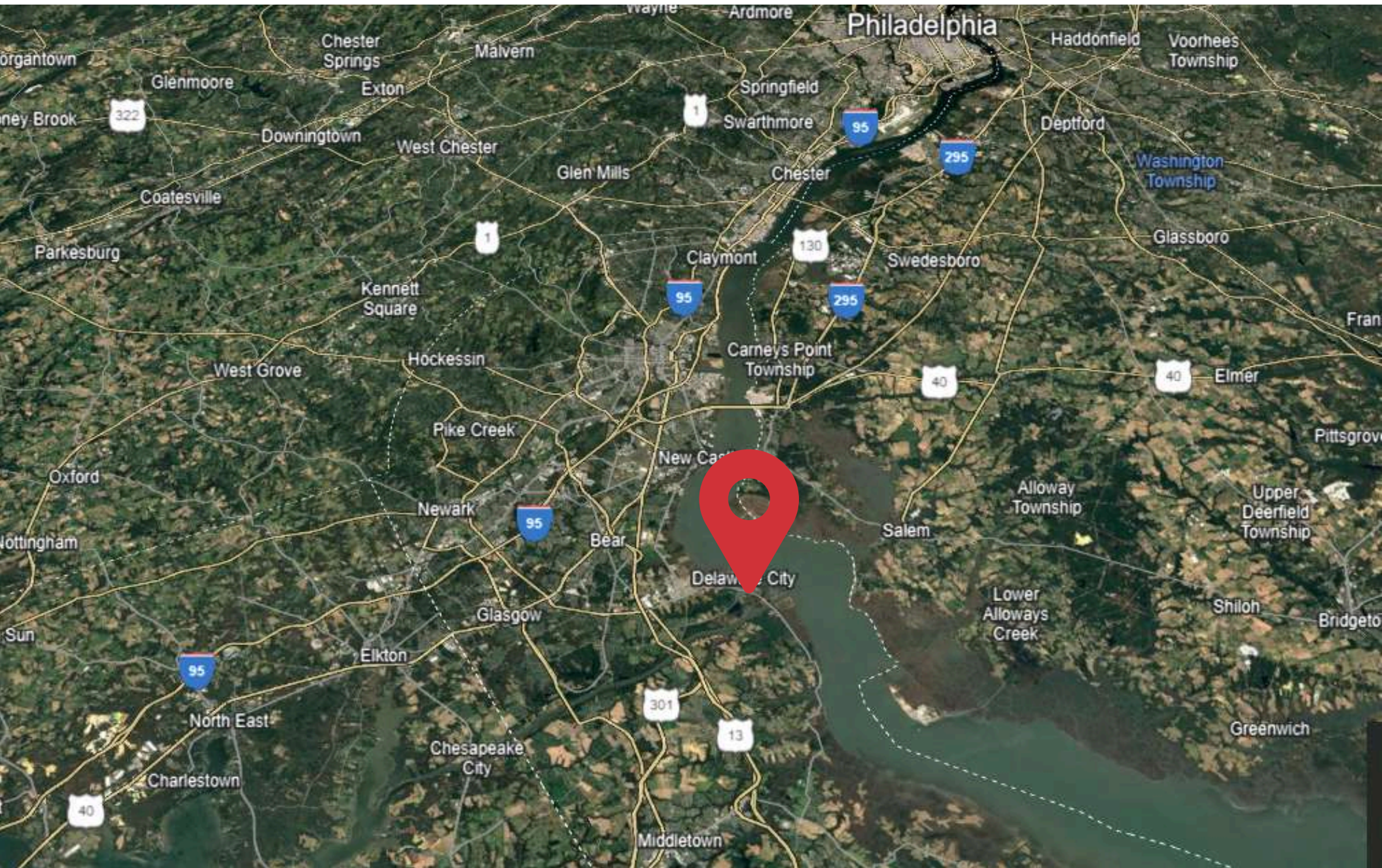
Refrigerated Warehouse

20,000 SF + 4,793 SF office

For Lease | \$12/SF NNN



Location Map



Contact Information



Neil Kilian, CCIM, SIOR

302 221 7256 Direct
302 322 9500 Main
neilkilian@emoryhill.com

Massiel Derefaka

302 221 7274 Direct
302 322 9500 Main
massielderefaka@emoryhill.com

