

**OFFICE/WAREHOUSE SPACE FOR LEASE**

Well-positioned in a highly accessible location near major highway including I-95, Route 1, Route 13, and the Delaware Memorial Bridge. The property is an ideal setting for businesses requiring a balance of office and storage functionality.

Interior features include 7-8 private offices, a welcoming reception area, two restrooms, kitchenette, conference room, and approximately 1,400 SF of warehouse space.

PROPERTY DETAILS

- **Available: 2,100 - 4,312 SF** (the entire unit is +/-4,312 SF and can be split with shared restrooms)
- **Potential Demise:**
 - **Unit 2:** 2,200 SF
 - **Unit 2a:** 2,100 SF
- **Lease Rate:** \$12/SF/NNN

PROPERTY HIGHLIGHTS

- Ceiling heights range from 12 to 16 feet
- 80 free surface parking spaces
- Frontage on busy Churchmans Road
- Storefront visibility
- Building signage available



For More Information, Contact:

Gordon Winegar
gwinegar@dsmre.com
302.283.1800 Office
302.757.5353 Cell

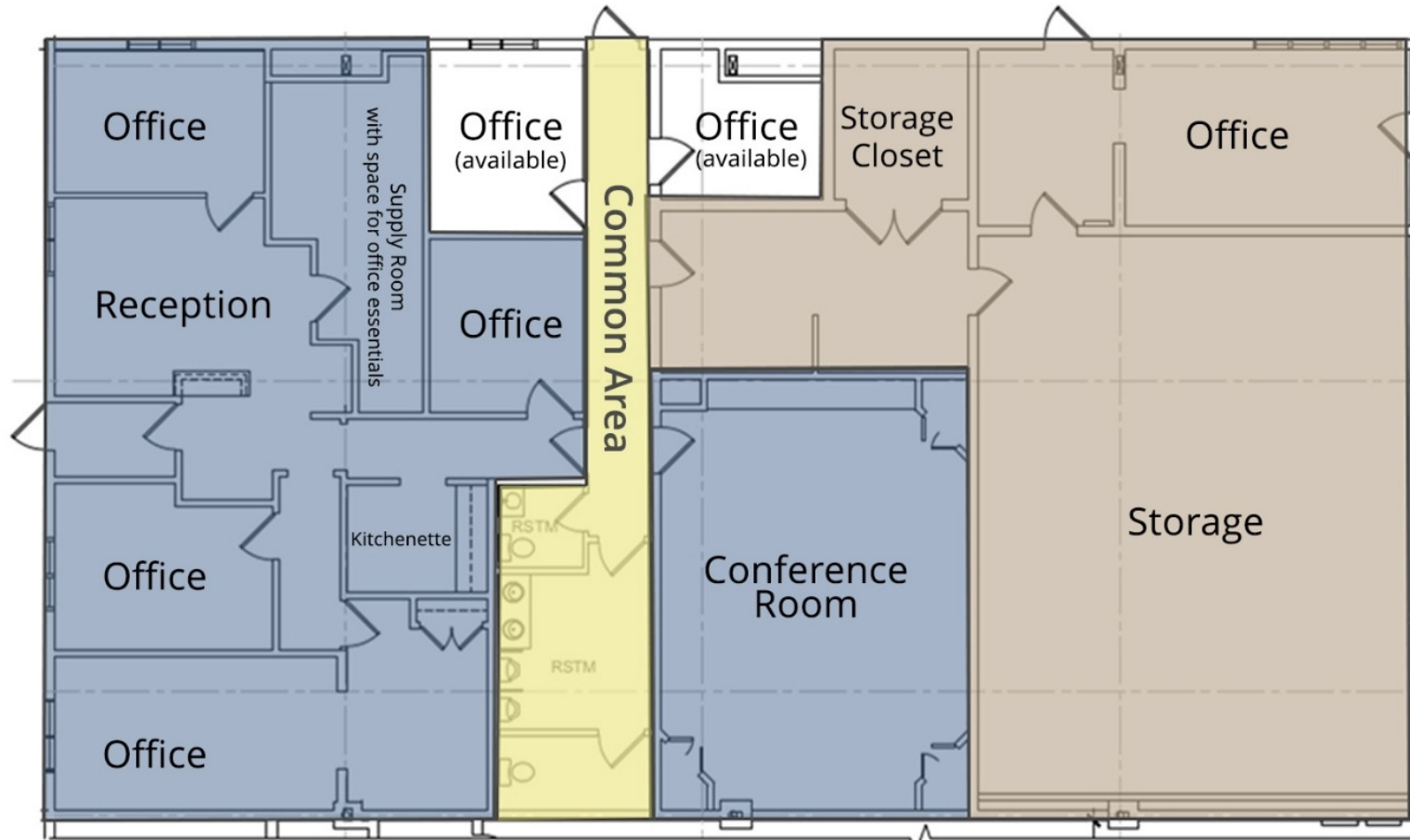
DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
dsmre.com



POTENTIAL DEMISE

UNIT 2: 2,200 SF

UNIT 2a: 2,100 SF



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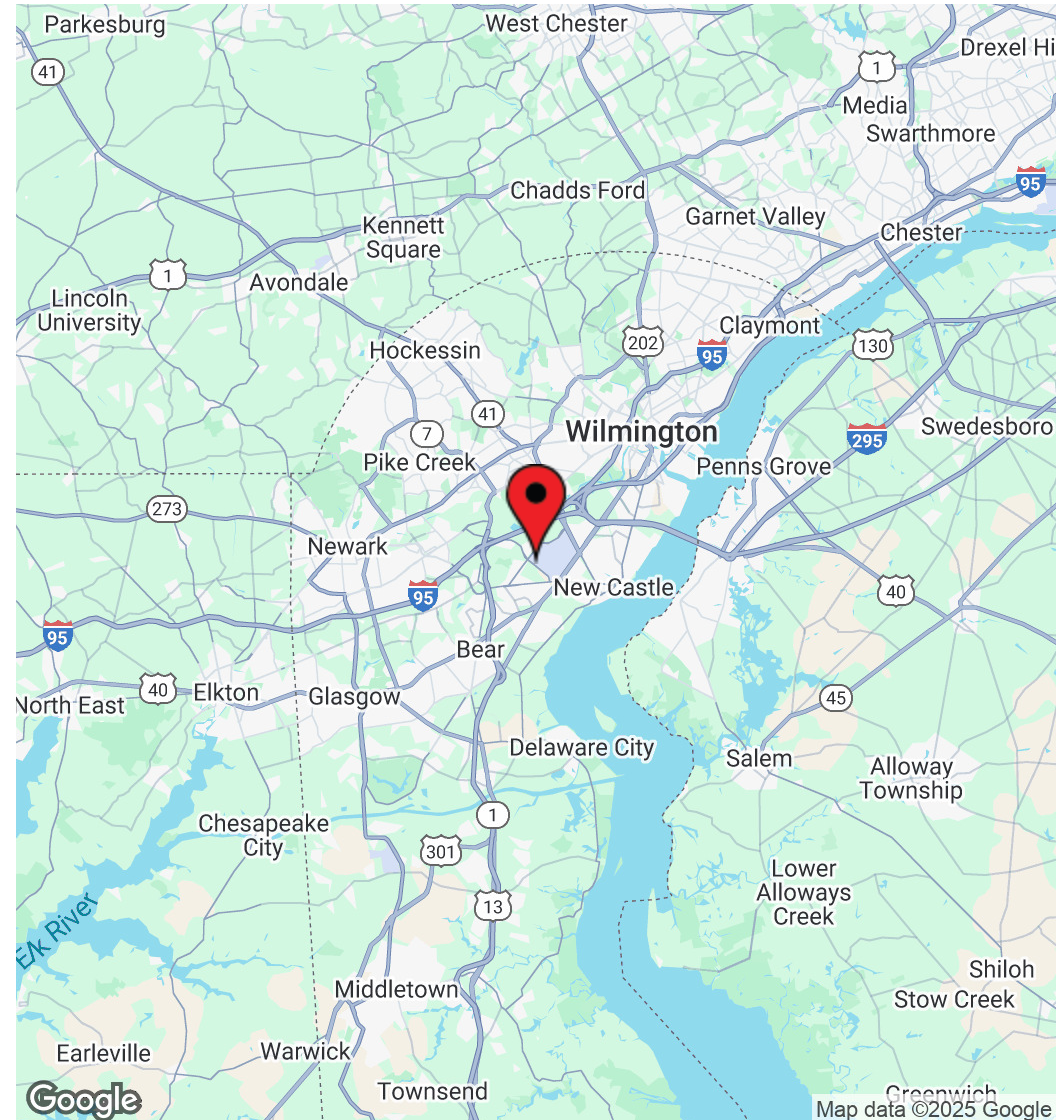
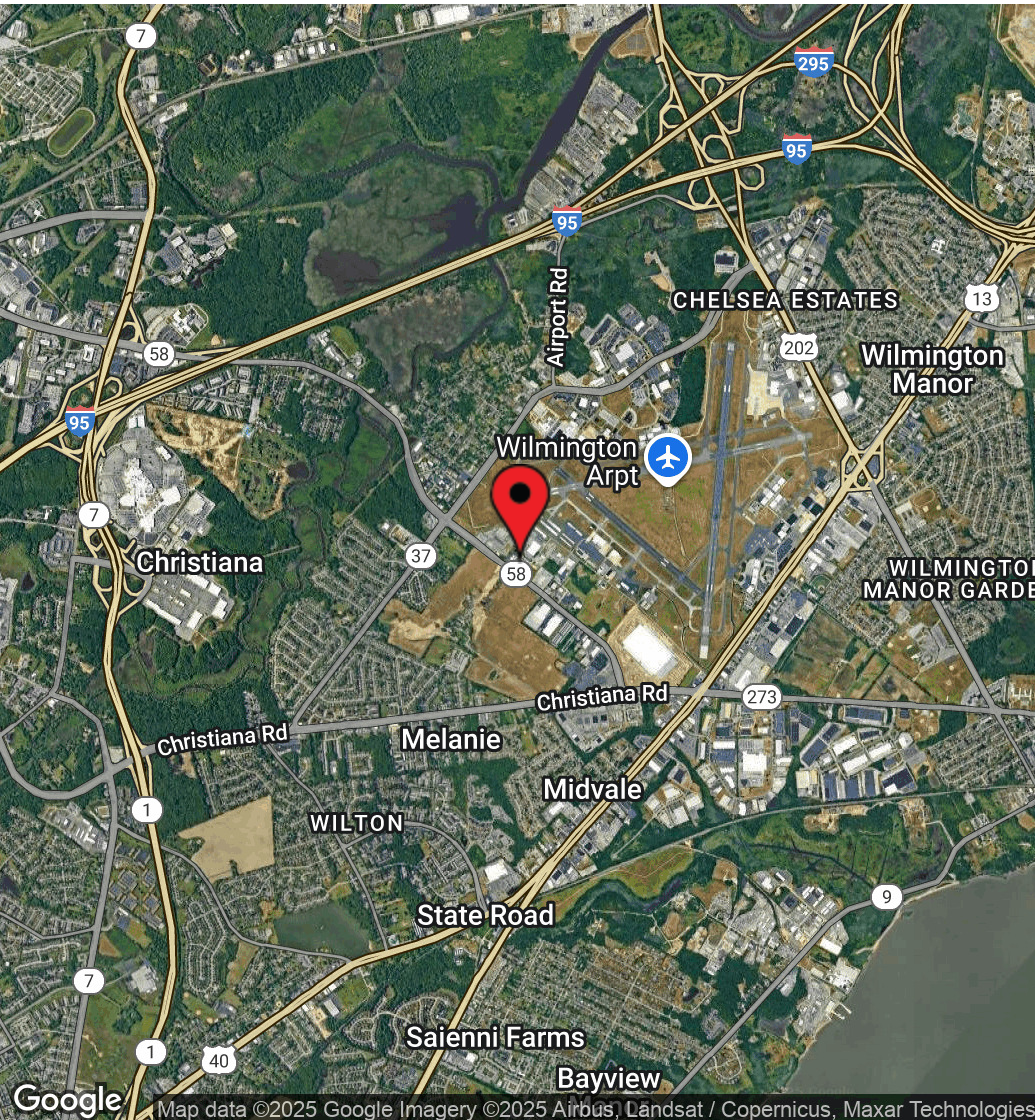
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296 Churchmans Road
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SMALL FLEX/WAREHOUSE FOR LEASE



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