

# FREE STANDING WAREHOUSE FOR LEASE

180 KENT DR  
SEAFORD, DE 19973

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## OFFERING SUMMARY

Lease Rate:	\$7.50 - 8.00 SF/yr (NNN)
Building Size:	5,000 SF
Available SF:	2,500 - 5,000 SF
Year Built:	2021
Zoning:	M-1

## PROPERTY OVERVIEW

2 spaces available!!

1. 5,000 free standing warehouse. Warehouse features approx. 500 SF of office, restroom in the office and in the warehouse, clear span, drive in door, and the warehouse is FULLY CONDITIONED. Warehouse features one 10x10 motorized overhead doors and 14 ft clear ceiling heights.

2. 2,500 SF warehouse with restroom, clear span, 10x10 automated drive in door

Conveniently located in Seaford off Venture Drive just across the street from FedEx in the business park. Join Brinks, Joerns Healthcare, and more at the Venture Business Center. NNNs are estimated at \$1.50 PSF

## PROPERTY HIGHLIGHTS

- Easy access and convenient location
- Free standing warehouse - limited inventory





## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,500 - 5,000 SF	Lease Rate:	\$7.50 - \$8.00 SF/yr

## AVAILABLE SPACES

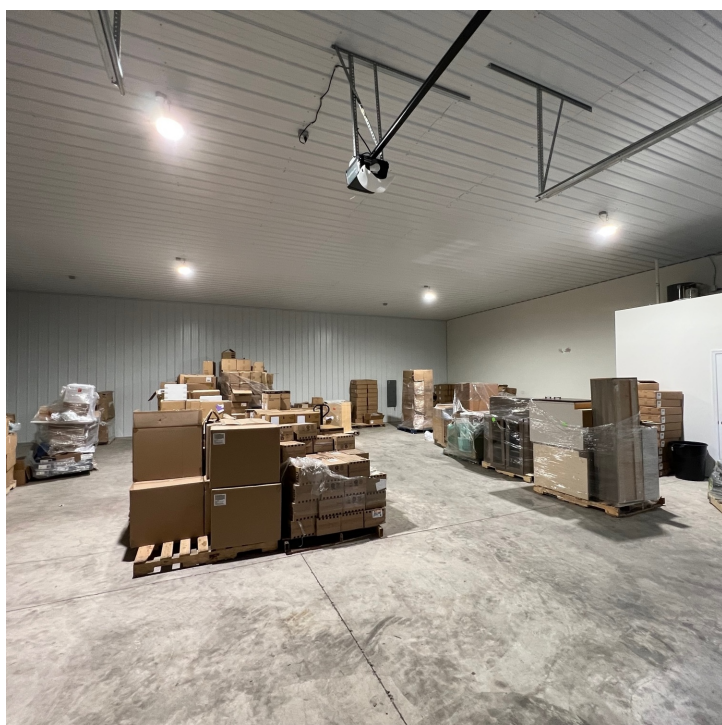
SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
180 Kent Dr -		2,500 SF	NNN	\$7.50 SF/yr	NEW CONSTRUCTION - 2,500 SF warehouse with 320 SF of office, restroom, and one overhead door.
180 Kent Dr	Available	2,500 SF	NNN	\$8.00 SF/yr	2,500 SF warehouse with restroom, 10x10 roll up door
185 Kent Dr	Available	5,000 SF	NNN	\$7.50 SF/yr	5,000 SF warehouse with approx 500 SF of office, 2 restrooms, and fully conditioned, clear span warehouse. Available February 2022.
181 Kent Dr -		2,500 SF	NNN	\$8.50 SF/yr	2,500 Class A office warehouse, fully conditioned, polished/sealed warehouse floors, nicely finished office, 14 ft ceilings, 10x10 roll up door



# Additional Photos

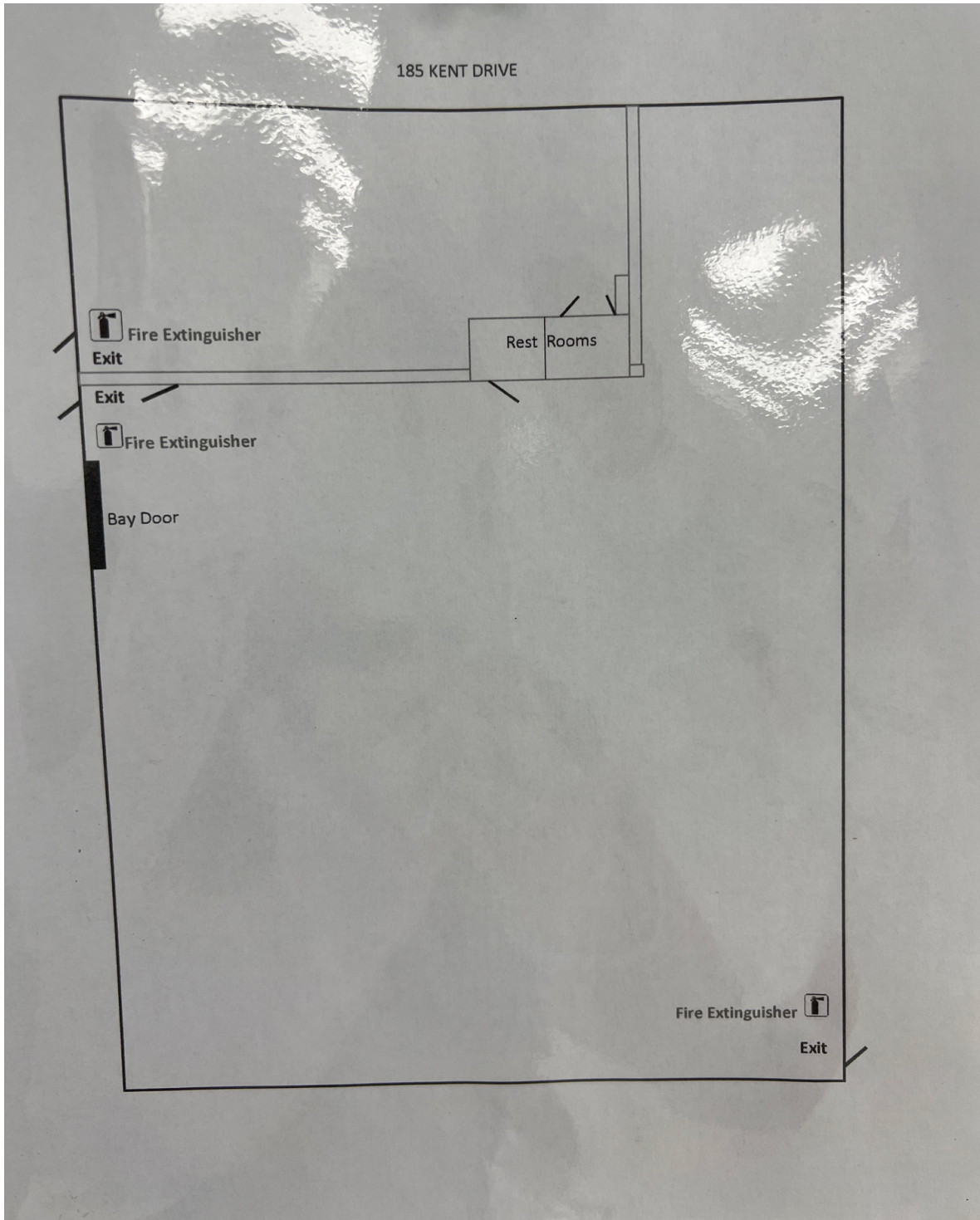








# 185 Kent Floor Plan











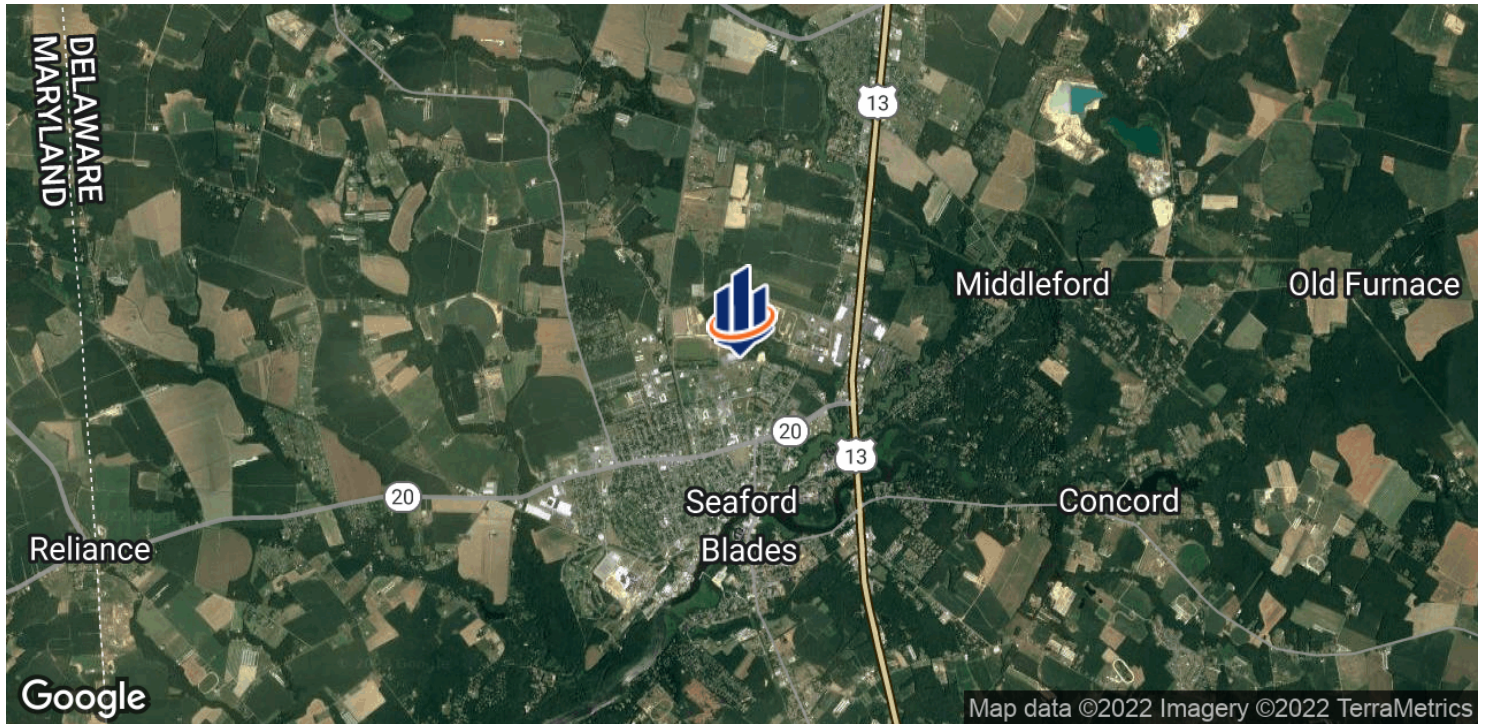


# Aerials



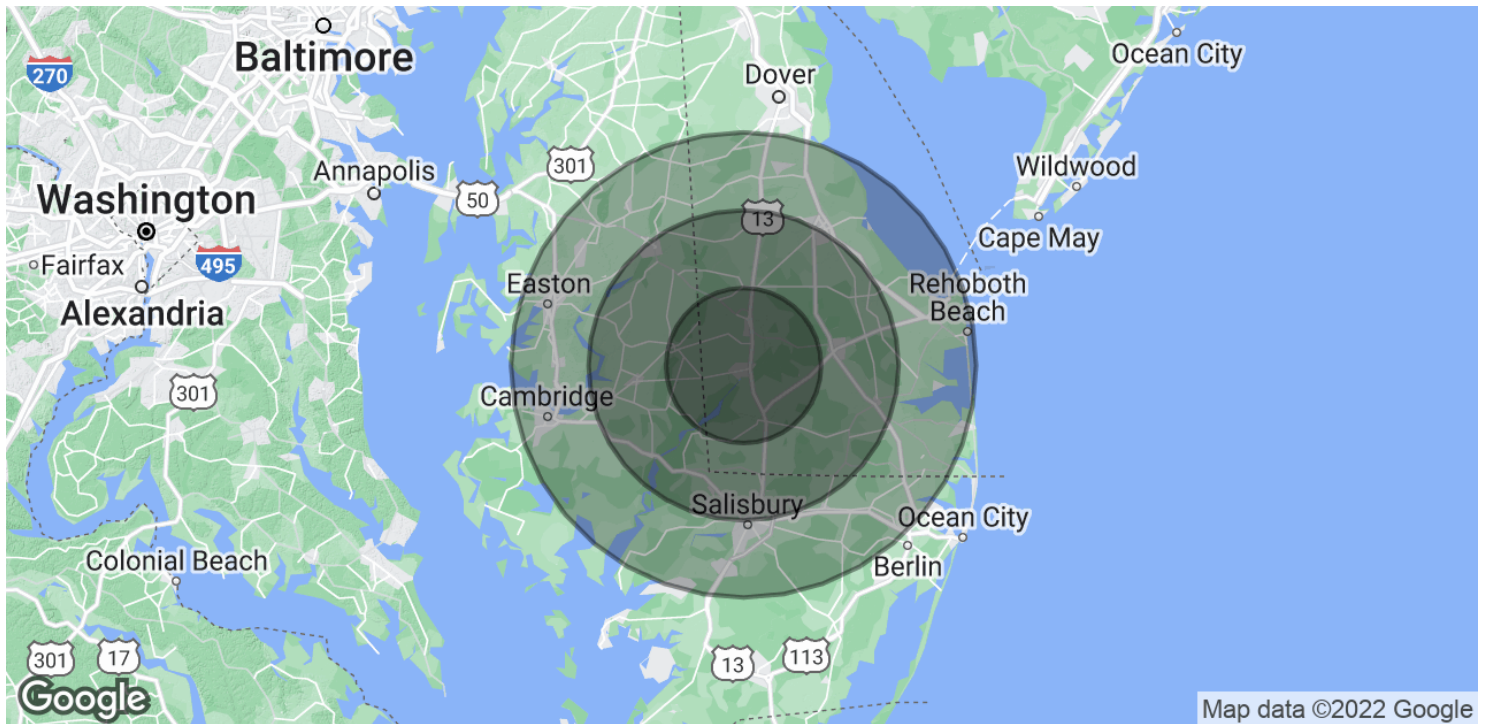


# Location Map





# Demographics Map & Report



POPULATION	10 MILES	20 MILES	30 MILES
Total Population	52,032	186,257	425,632
Average Age	39.4	38.1	39.0
Average Age [Male]	38.4	37.0	37.5
Average Age [Female]	40.3	39.1	40.0
HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	19,611	68,304	158,715
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$57,062	\$59,817	\$63,082
Average House Value	\$267,382	\$226,997	\$257,109

\* Demographic data derived from 2020 ACS - US Census



developer to determine the most compatible location for the storage areas, taking into consideration the proposed use of the apartment or townhouse.

**Sec. 15-48g. Screened trash area.**

(a) A screened trash container storage area shall be provided for each dwelling unit.

**Adopted March 13, 2001.**

**Amended October 23, 2001.**

*Amended 6/10/03*

*Amended 2/12/08*

**ARTICLE 4. INDUSTRIAL DISTRICT.<sup>8</sup>**

**Division 1. M-1 Light Industrial District.**

**Sec. 15-49. Intent of Division.**

It is the purpose of this Division to encourage industrial development which is free from offensive noise, vibration, smoke, odors, glare, hazards of fire or other objectionable effects. Industries which can meet the standards imposed in this Division shall be permitted to locate in districts adjacent to commercial and residential adjoining districts, provided that adequate landscaping and screening are provided. Residential uses are prohibited in industrial districts. (Zoning Ord., §401, 9/23/69)

**Sec. 15-50. Uses by right.**

(a) In M-1 districts, land, buildings or premises shall be used by right for only one (1) or more of the following:

1. Electronics and small parts assembly and/or manufacture.
2. Scientific or industrial research, engineering laboratory, testing or experimental laboratory, or similar establishment for research or product development.
3. Warehouse and distribution facilities.
4. Administrative activities and offices.
5. Manufacture, compounding, processing or treatment of such products as: bakery goods, confectionaries, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries, and food products except the following: fish, sauerkraut, pickles, vinegar, yeast and the rendering of oils and fats.
6. Manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, concrete products, cellophane, canvas, cork, cloth, feathers, felt, fiber, fur, glass, hair, horn, leather, paper and paper board, plastic, precious or semi-precious metals or stones, marble, metals, shell, straw, textiles, wood, yard or paint.
7. Wholesale business; storage buildings and warehouses of products permitted by right.
8. Public utility service yard and substation.
9. Building materials sales yard.

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<sup>8</sup> **Charter reference:** As to power to enact zoning regulations, see §36(A).

**State law reference:** As to zoning generally, see 22 Del. Ann. §§ 301-308 (1953)



- 10. Contractors equipment storage yard or building or rental of equipment commonly used by contractors.
- 11. Sub-station, telephone central office, electric and gas facilities, sewage lift stations, water pumping station, subject to the following special requirements:
  - (A) No storage of materials and trucks, and no repair facilities or housing of repair crews except within completely enclosed buildings.
  - (B) The architectural design of the exterior of any building shall be in keeping with other structures in the neighborhood.
- 12 Handling, distribution or bulk storage of petroleum, natural gas, propane or similar petroleum products, chemicals and chemical products when properly screened from view by fencing or natural vegetation and when used in conjunction with one of the other permitted uses listed in items 1-11 above located on the same property.

(Zoning Ord., §401., 9/23/69)

**Sec. 15-51. Accessory uses.**

- (a) Only the following accessory uses shall be permitted:
  - (1) Restaurant or cafeteria facilities for employees.
  - (2) Recreational facilities for employees and occupants.
  - (3) Storage within a completely enclosed building in conjunction with a permitted use.
  - (4) Other accessory uses on the same lot with and customarily incidental to any of the permitted uses in Section 15-50 and not detrimental to the neighborhood.
  - (5) All accessory uses structures shall not be less than five feet from the side or rear property line and no closer than the front building setback line.
  - (6) All accessory use structures shall not be less than five (5) feet from the side or rear property line.

(Zoning Ord. §401.1, 9/23/69)

*Amended 6/10/03*

**Sec. 15-52. Area and bulk regulations.**

- (a) The following area and bulk regulations shall be observed:
 

(1) Lot Size	- 2 acres minimum
(2) Lot Width	-200 feet minimum
(3) Lot Coverage	-50% maximum
(4) Paved Area Coverage	- 30% maximum
(5) Building Setback Line	-25 feet minimum
(6) Side Yards	- 25 feet minimum each
(7) Rear Yard	- 15 feet minimum
(8) Distance Between Buildings	-25 feet minimum
(9) Height	- 60 feet maximum
(10) Lot Depth	- 150 feet minimum

(Zoning Ord. - Amended 11/22/88)

**Sec. 15-53. Off-street parking regulations.**



The off-street parking regulations shall be as required by Article 5 of this Chapter.  
(Zoning Ord., §401.3, 9/23/69)

**Sec. 15-54. Off-street loading regulations.**

The off-street loading regulations shall be as required by Article 5 of this Chapter.  
(Zoning Ord., §401.4, 9/23/69)

**Sec. 15-55. Design and performance standards.**

The design and performance standards shall be as required by Article 5 of this Chapter.  
(Zoning Ord., § 9/23/69)

**Division 2. M-2 Heavy Industrial District.<sup>9</sup>**

**Sec. 15-56. Intent of Division.**

It is the purpose of this Division to provide industrial locations for plants which require a large area for their operations and which are normally undesirable adjacent to residential and commercial areas.

(Zoning Ord., §402, 9/23/69)

**Sec. 15-57. Uses by right.**

(a) In M-2 districts, land, buildings or premises shall be used by right for only one (1) or more of the following:

- (1) Any use permitted in M-1 Light Industrial Districts.
- (2) Manufacture or storage of food products, petroleum, or petroleum products, chemical and chemical products, rubber and plastic products, stone, clay and glass products, primary metal products, fabricated metal products, machinery including electrical machinery, incinerator, and essential services.

(Zoning Ord., 402.1 9/23/69)

**Sec. 15-58. Accessory uses.**

(a) Only the following accessory uses shall be permitted:

- (1) Any accessory use permitted in M-1 Light Industrial Districts.
- (2) All accessory uses structures shall not be less than five feet from the side or rear property line and no closer than the front building setback line.

Amended 6/10/03

(Zoning Ord., §402.1, 9/23/69)

**Sec. 15-59. Area and bulk regulations.**

(a) The following area and bulk regulations shall be observed:

- |                  |                    |
|------------------|--------------------|
| (1) Lot Size     | - 3 acres minimum  |
| (2) Lot Width    | - 200 feet minimum |
| (3) Lot Coverage | - 50% maximum      |

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<sup>9</sup> **Charter reference:** As to power to enact zoning regulations, see §36(A).

**State law reference:** As to zoning generally, see 22 Del. Ann. §§301-308 (1953)





## JOHN MCCLELLAN, CCIM, SIOR

Senior Advisor

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### PROFESSIONAL BACKGROUND

John McClellan, CCIM, SIOR serves as a Senior Advisor for SVN/Miller Commercial Real Estate specializing in the sale and lease of office, industrial, and retail property on the Eastern shore of Maryland and Delaware. McClellan brings 35 years of commercial real estate experience and has secured well over 4,000 transactions, resulting in a career brokerage volume in excess of \$500 million.

McClellan has successfully brokered retail, office, and industrial properties for sale and lease. These include a \$9.6 million sale of Gateway Crossing, a \$2.75 million sale of the Standard Register plant, and \$2.2 million industrial lease with Grayling Industries.

Past clients and customers include Pepsi Cola, Field Container, Perdue Farms, UPS, Delmarva Power, Gannett Newspapers, Advance Auto, CVS, 84 Lumber, Chick-Fil-A, The General Services Administration, and many others.

He is past President of the Salisbury Area Chamber of Commerce and presently serves on the advisory board for M&T Bank.

McClellan is a 1984 graduate of Penn State University with a BS in Accounting. He was co founder and operator of SubRunners [sub delivery] from 1986 - 2003.

He holds the prestigious CCIM and SIOR designations.

### EDUCATION

Bachelor of Science in Accounting from Pennsylvania State University

### MEMBERSHIPS

Society of Industrial and Office Realtors [SIOR] - only 3,100 industrial and office real estate broker are recognized as SIOR designees

Commercial Investment Member [CCIM]

Lower Shore Advisory Board for M&T Bank

Salisbury Area Chamber of Commerce

Business Commercial Alliance - Past President

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## KELLY JETER

Advisor

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### PROFESSIONAL BACKGROUND

Kelly has a background in retail sales and management with an emphasis in fashion merchandising. She transitioned into real estate in the middle of 2016 when she joined The McClellan Team at SVN-Miller. Kelly started as John's assistant and became a licensed real estate agent in 2017. From there she has transitioned into an Advisory role as she has brokered numerous commercial sales and leases over the past 3 years.

Kelly is now pursuing her CCIM designation and is in the process of taking her classes with the CCIM Institute and working towards the production threshold.

### EDUCATION

Kelly received her Bachelor of Science degree from University of South Carolina in Retailing and graduated with Summa Cum Laude recognition.

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