



LEASE

**407 Meco Drive
Wilmington, DE 19804**

**warehouses/Office Space
(Flex Space)
Zoning: I -UDC -
Industrial**

Property Overview

A unique opportunity for a warehouse unit for lease in the Boxwood Industrial Park. The property is conveniently located off Maryland Avenue on Meco Drive, with easy access to major highways such as I-95, Route 141, I-295, and I-495.

Additionally, it is situated outside the City of Wilmington limits, providing access to the Delaware Memorial Bridge and the Port of Wilmington. The warehouse consists of approximately 1,500 square feet of office space and 5,000 square feet of warehouse/flex space. The office area has air conditioning and heating, while the warehouse/flex space has heating only. Approximately 1,000 square feet of the warehouse/flex space has been converted into a showroom with air conditioning and heating. The office and warehouse/flex space have separate entrances but are connected from the inside. There is one overhead door for large truck/trailers to enter the warehouse.

Asking \$10/sf Modified Gross

This property offers excellent connectivity to the region, as well as national and international destinations, through Philadelphia International Airport (PHL), Wilmington Airport (ILG), Amtrak / SEPTA Wilmington Station (WIL), I- 95, and I-495.

Sprinklers – No Loading Docks – No

Off the grid backup power generator – No



For More Information Please Contact:

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www.HabashCommercial.com

Sales | Leasing | Property Management | Business Brokerage

Habash Commercial Realty

205 Philadelphia Pike
Wilmington, DE 19809
(302) 544-9144



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Highlights

- Asking \$10/square foot, Modified Gross Lease.
- Motivated owner, bring reasonable offers.
- Building total square footage 11,040 sf.
- Available: 6,500 square feet building
- Warehouse space +/- 5,000 sf
Office space +/- 1,500 sf
- Lot size is 0.87 acres Excellent Signage.
- Ample Parking. High ceilings.
- Large overhead door.

Zoning:

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-
- One (1) overhead door
- Excellent connectivity to the region



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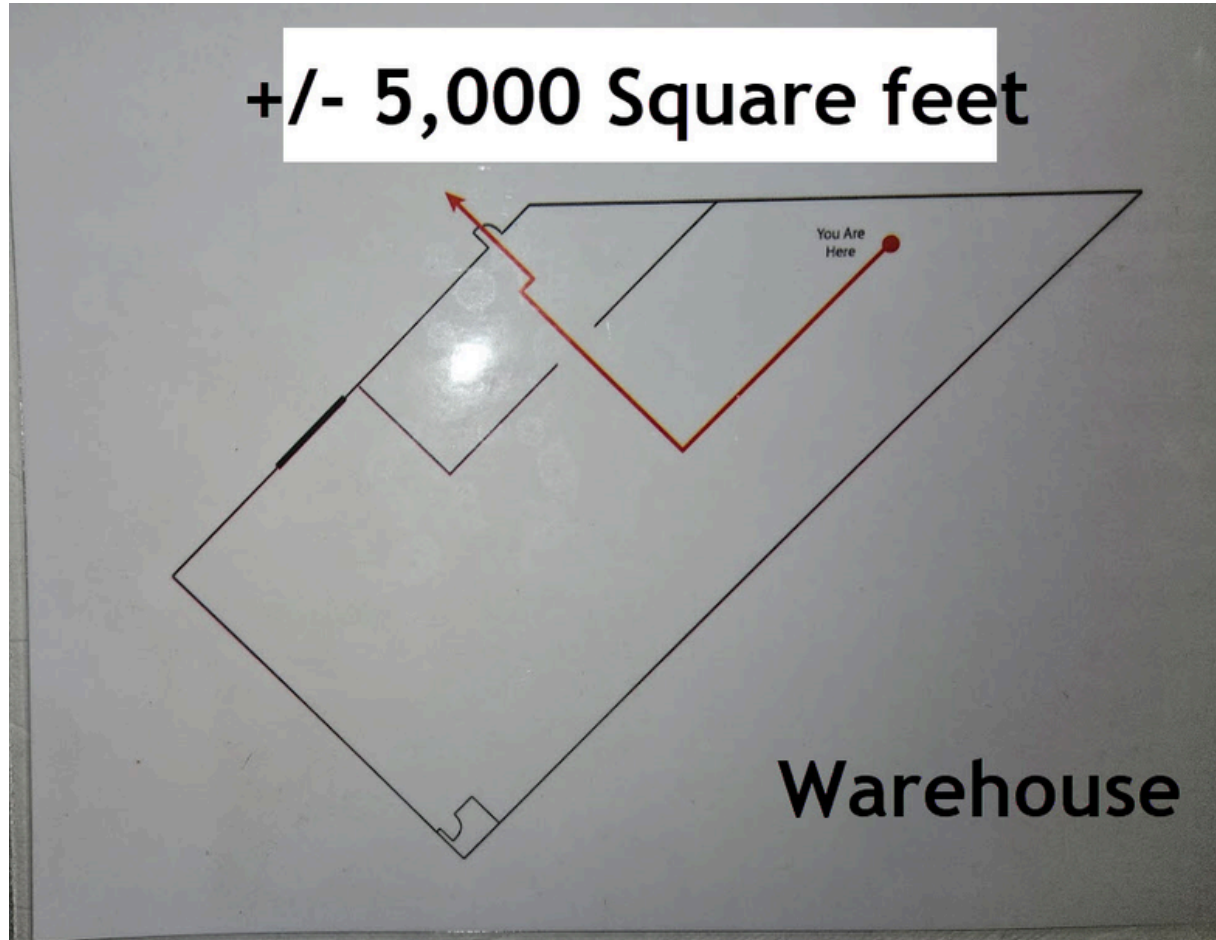


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+/- 5,000 Square feet



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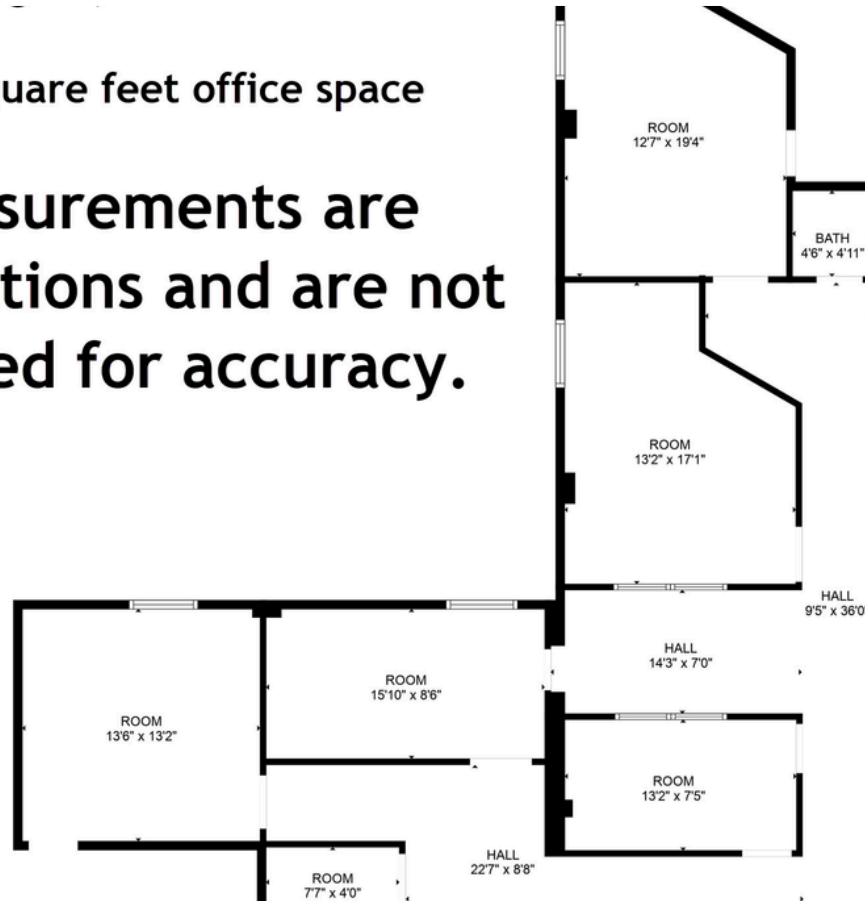
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+/- 1,500 square feet office space

All measurements are approximations and are not guaranteed for accuracy.



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**106 Sandhill Drive
Middletown, DE 19709**

**2nd Floor
Executive
Office Suite**

Population	1 mile	3 mile	5 mile
2010 Population	11,566	109,889	188,353
2023 Population	11,490	112,922	191,303
2028 Population Projection	11,657	115,284	194,889
Annual Growth 2010-2023	-0.1%	0.2%	0.1%
Annual Growth 2023-2028	0.3%	0.4%	0.4%
Median Age	36.9	38.2	39.9
Bachelor's Degree or Higher	17%	24%	28%
U.S. Armed Forces	17	197	259



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