



INDUSTRIAL PROPERTY FOR SALE

7,500 SF on 3.96 Acres

801 Garasches Lane

Wilmington, DE 19801



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

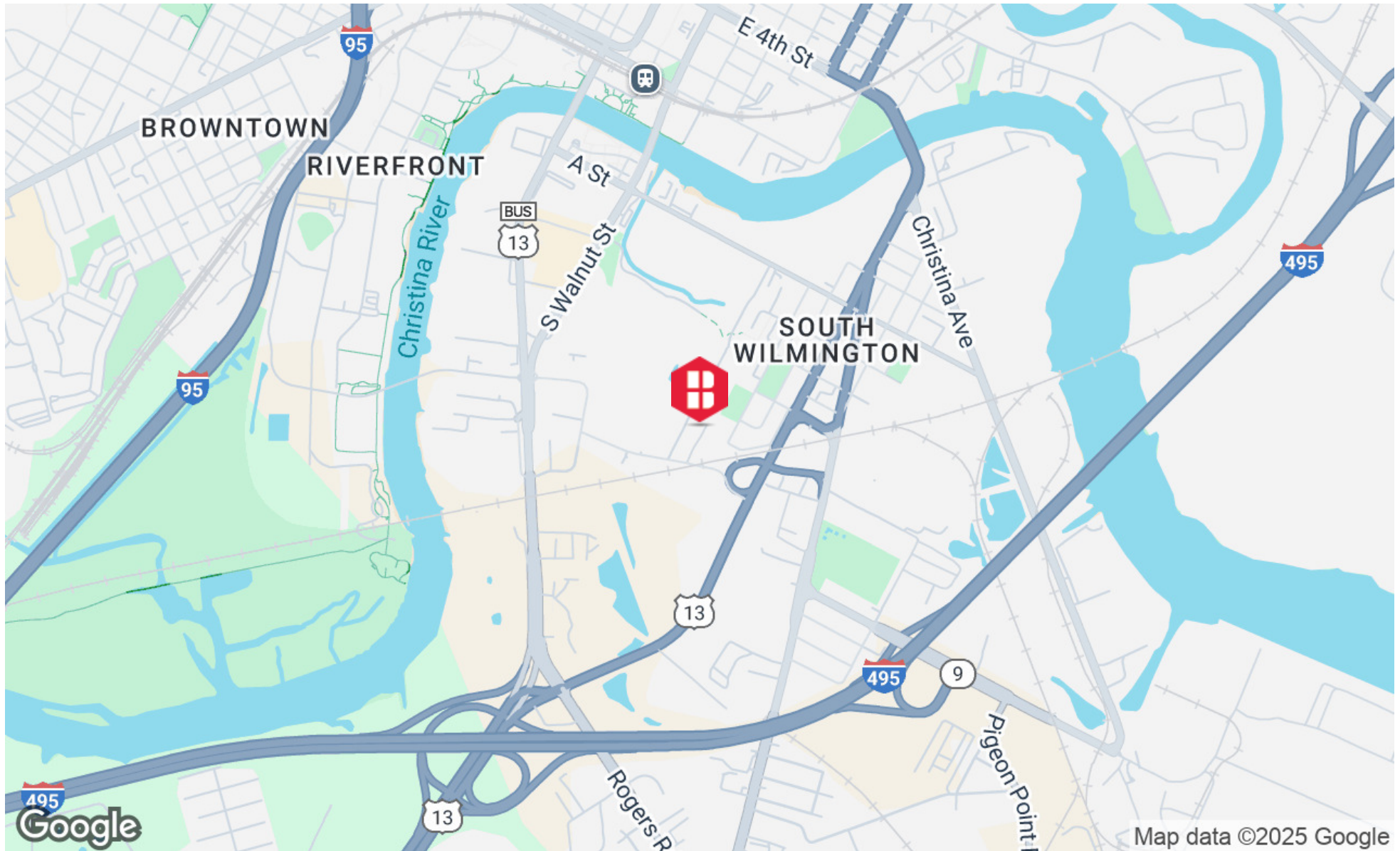
- Building Size: 7,500 SF
- Land Size: 3.96 AC
- Drive-ins: Seven (7) (5 - 18' W x 10'6" H, 1 - 10' W x 10'6" H, 1 - 14' W x 12' H)
- One (1) Bathroom
- Clear Height: 12'2"
- Radiant Gas Heaters
- Power: 400 A, 240 V, 3 P
- Amenities: Cell Tower, Break Room
- Cell Tower Income: Monthly Rent: \$7,961.74, Annual Rent: \$95,540.88
- M-1 Zoning- Light Manufacturing (City of Wilmington)
- Direct access to I-95, I-495, the Delaware Memorial Bridge, and Downtown Wilmington.



ADDITIONAL PHOTOS



LOCATION MAP

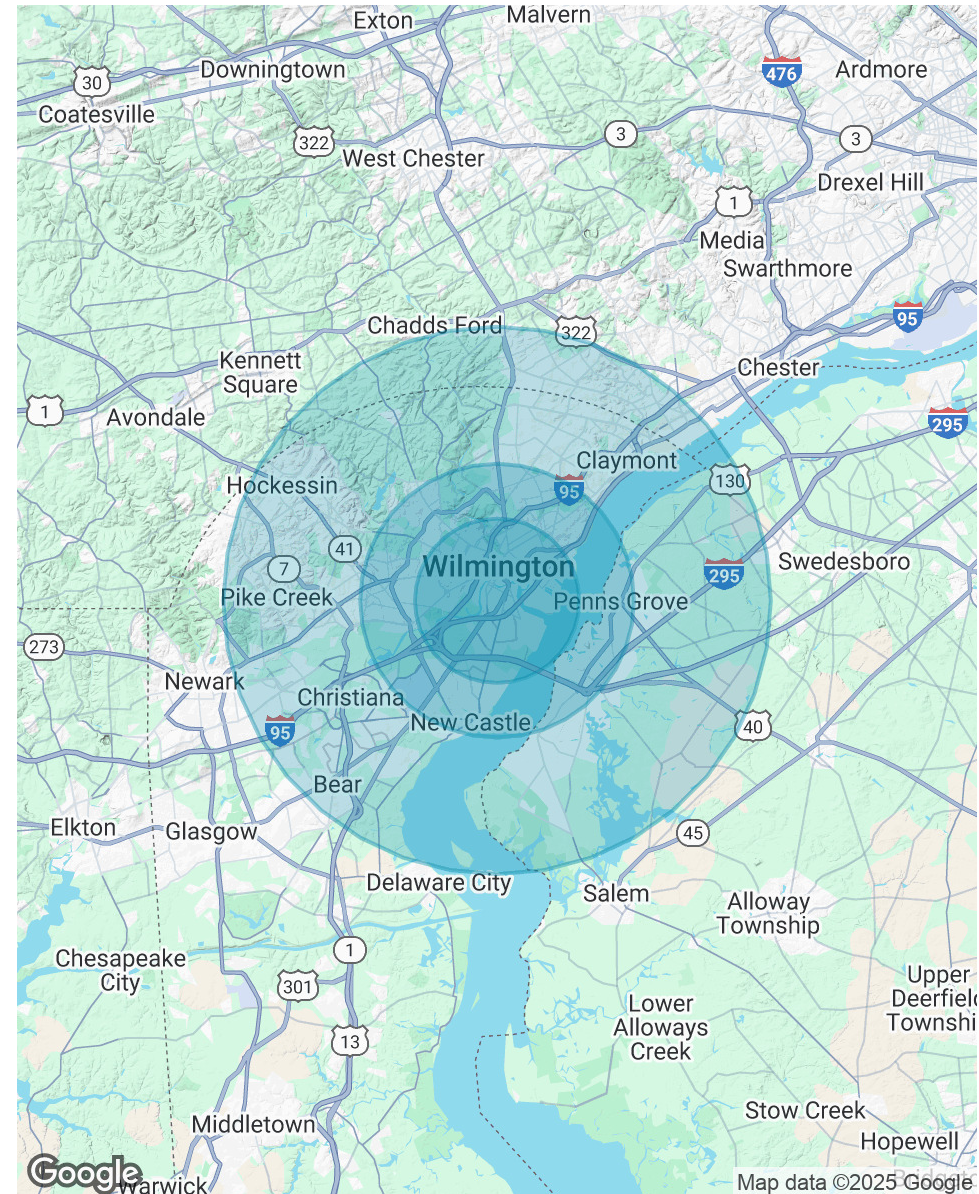


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	105,416	186,792	492,886
Average Age	39	41	42
Average Age (Male)	38	39	40
Average Age (Female)	40	42	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	43,881	77,132	198,387
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$74,308	\$86,501	\$108,474
Average House Value	\$256,250	\$306,782	\$356,358

Demographics data derived from AlphaMap



PRIMARY CONTACTS



Christopher Pennington
Partner & Senior Vice President
215.448.6053
cpennington@binswanger.com



Nick Giganti
Vice President
215.448.6090
ngiganti@binswanger.com



Nick Maras
Vice President
215.448.6024
nmaras@binswanger.com



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
<https://www.binswanger.com>