

SALE

Industrial Manufacturing Space for Sale or Lease

6063 WHITEHURST DRIVE

Seaford, DE 19973

PRESENTED BY:

FLO BROTZMAN

Phone: 410.543.2440

flo.brotzman@svn.com

MD #597618



PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	Industrial Manufacturing Space for Sale or Lease
SALE PRICE	\$4,642,500
LEASE RATE	\$6.50 NNN
PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Manufacturing
BUILDING SIZE	61,900 SF
LOT SIZE	5 Acres

Premium Industrial Manufacturing / Warehouse Facility for Sale or Lease – Sussex County, Delaware.

Exceptional opportunity to acquire or lease a very well maintained heavy industrial manufacturing facility in tax-friendly Sussex County, Delaware. Strategically located just off Route 20 and only minutes from U.S. Route 13, this property offers excellent accessibility and regional connectivity for manufacturing, warehousing, distribution, or investment purposes.

The property consists of 61,900 total square feet and is designed to support a wide variety of heavy industrial operations. Currently, 45,750 square feet is vacant and available for immediate occupancy by an owner-user or tenant, while 15,750 square feet is leased through August 2030, generating annual rental income of \$89,760.

This highly functional facility features:
Heavy Industrial zoning
Ample onsite parking for employees and truck traffic

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- Heavy Industrial Zoning
- 26'8 ridge height for superior clearance
- Heavy 3 phase electric power
- Heated Production Space
- 9 Docks / 3 Drive-ins (4 docks and 2 drive-in currently available for new user)

PROPERTY DESCRIPTION



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ADDITIONAL DESCRIPTION

The office area is bright, professional, and well-appointed, offering: reception area, private offices, conference room, lunchroom and multiple restrooms. Additional office and restrooms in the warehouse area.

Additionally, the property is located within an Opportunity Zone, creating potential tax advantages for qualified investors.

Location Benefits:

38 miles from Dover, DE

99 miles from Baltimore, MD

125 miles from Philadelphia, PA

Sussex County is widely recognized as one of Delaware's most business-friendly and tax-advantaged regions, making this property an outstanding option for companies seeking operational efficiency, strategic location, and long-term value.

BUILDING DATA SHEET

61,900 SQ. FT. OFFICE, WAREHOUSE & DISTRIBUTION FACILITY
DELAWARE ROUTE 20 (WEST STEIN HIGHWAY)
6063 WHITEHURST DRIVE
SEAFORD, SUSSEX COUNTY, DELAWARE 19973

1. Site Area: 5.0 Acres

Location: North side of Stein Highway (Delaware Route 20), approximately 3 miles West of U. S. Route 13, 6063 Whitehurst Drive, Seaford, Delaware 19973.
2. Building:
 - a. Area: Total Building Area - 61,900 SF

Tenant A: LEASED
East Building/Offices & Warehouse (81' 11" x 192' 10") 15,795 SF

Tenant B:
East Building/Warehouse area (68' 1" x 192' 10") 13,130 SF
1st Floor Office & Restrooms 1,500 SF

Available:
West Building/Warehouse area 31,075 SF
Adjacent Warehouse Offices & Restrooms 400 SF*
*included in 31,075 SF 61,500 SF

Common Area (adjacent to East Building) and
Fire Pump Rooms (20' x 20') 400 SF

61,900 SF
 - b. Floor Slab: 6" reinforced concrete
 - c. Walls: 12" masonry (poured solid with steel reinforced concrete) around entire exterior perimeter of Warehouse area to 4 ft. above finished floor;

26-gauge metal panels with baked enamel finish and 3" Fiberglas batt insulation on interior from 4 ft. above finished floor.
 - d. Roof: 26-gauge metal panels with aluminized steel coating and stainless-steel fasteners (20-year manufacturer's warranty) with 3" Fiberglas batt insulation. Roof replaced in November, 2013.

61,900 Sq. Ft. Office, Warehouse &
Distribution Facility
6063 Whitehurst Drive, Seaford, Delaware

-2-

- e. Eave Height: 22 feet;
Ridge Height: 26 feet 8 inches.
- f. Lighting: T5 High Bay fluorescent lighting in East and West half of Warehouse area installed in 2013 & 2015 respectively;
T12 Fluorescent fixtures in Office, Restrooms & Break Room areas.
- g. Heating: Warehouse area: LP gas-fired infrared heating units (new heaters installed in E half of warehouse in October, 2018);
Office, Restrooms & Break Room areas: HVAC (Heat pump).

h. Loading Facilities:

- East Loading Area: Six (6) 8' x 10' overhead doors (dock height) facing East;
One (1) 10' x 14' overhead door (ground level) facing North;
One (1) 12' x 14' overhead door (ground level) facing North;
Dock levelers at all dock height overhead doors. New dock levelers installed in August 2015.
- West Loading Area: Three (3) 8' x 10' overhead doors (dock height) facing West;
One (1) 12' x 14' overhead doors (ground level) facing North;
Dock levelers at all dock height overhead doors. New dock levelers installed in November 2014.

- i. Paving: Bituminous concrete.

3. Utilities:

- a. Water: Private well: 4" diameter, PVC casing, well yield – 30 GPM.
- b. Sewer: Septic system. System designed to support 40 people per day and an additional 1,000 gallons of clean process water per day.
- c. Electrical Service:
 - East section: 600-amp, 120/240 volt, 3-phase, 4-wire - primary metering.
 - West section: 1,200-amp, 277/480 volt, 3-phase, 4-wire - primary metering.
- d. Sprinkler System: Wet sprinkler system throughout entire building.

61,900 Sq. Ft. Office, Warehouse &
Distribution Facility
6063 Whitehurst Drive, Seaford, Delaware

-3-

4. Rail Siding: Delmarva Central Railroad
Existing rail line is only 700 ft. from building and siding could easily be installed.
5. Zoning: HI-1 (Heavy Industrial)
6. Frontage: 179 feet on Stein Highway;
348.98 feet on 50 ft. access road right-of-way.
7. Parking Facilities: 38 parking spaces with room for additional parking.

THIS BUILDING DATA SHEET IS INTENDED TO GIVE GENERAL INFORMATION REGARDING THE PROPERTY AND SHOULD NOT BE CONSIDERED AN ALL-INCLUSIVE SUMMARY. WE MAKE NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED IN THE BUILDING DATA SHEET.

GSB:rep
3/19/99; Rev. 5/13/2014; Rev. 7/18/2018; 2/8/2019; 3/17/2023 (jrb)

ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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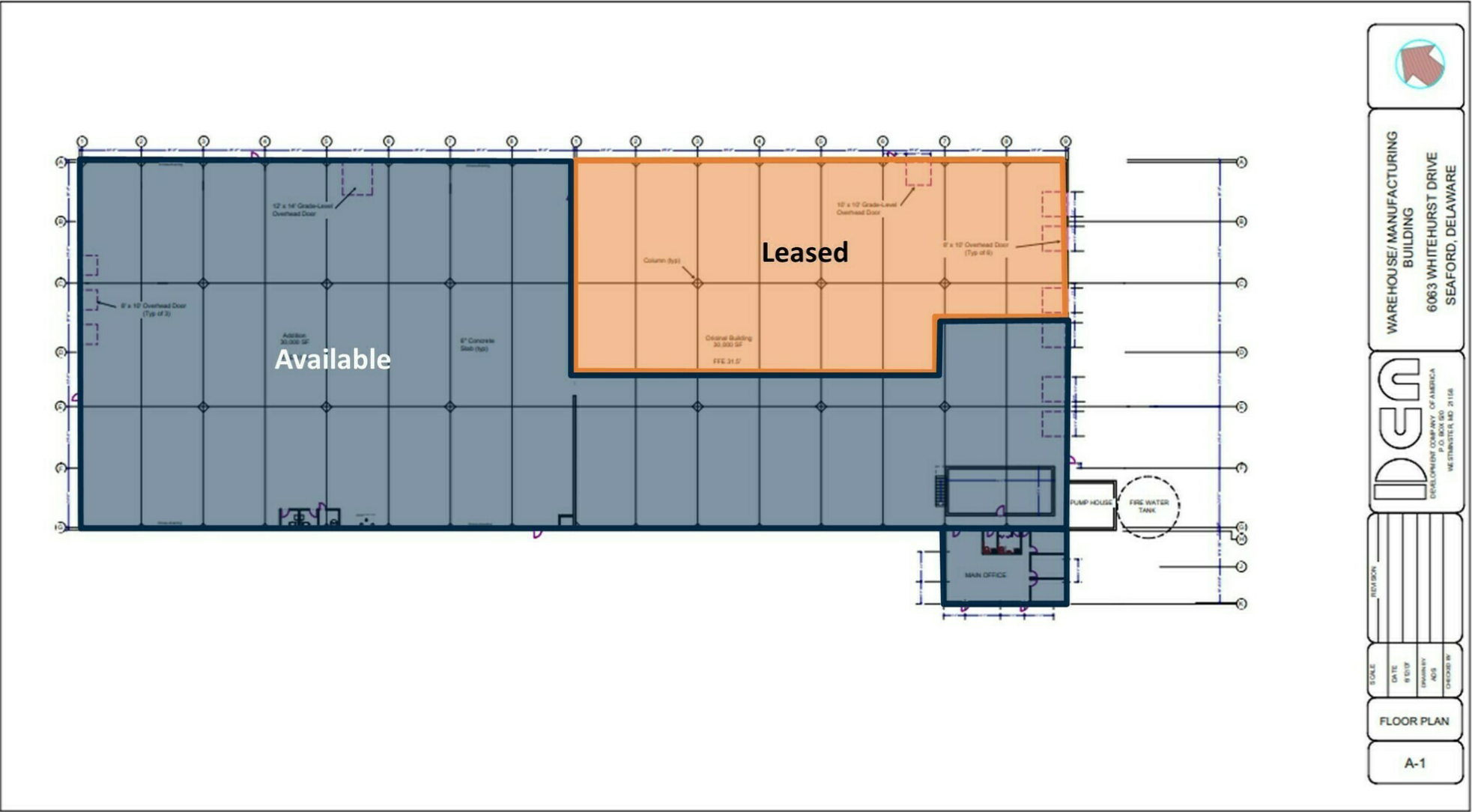
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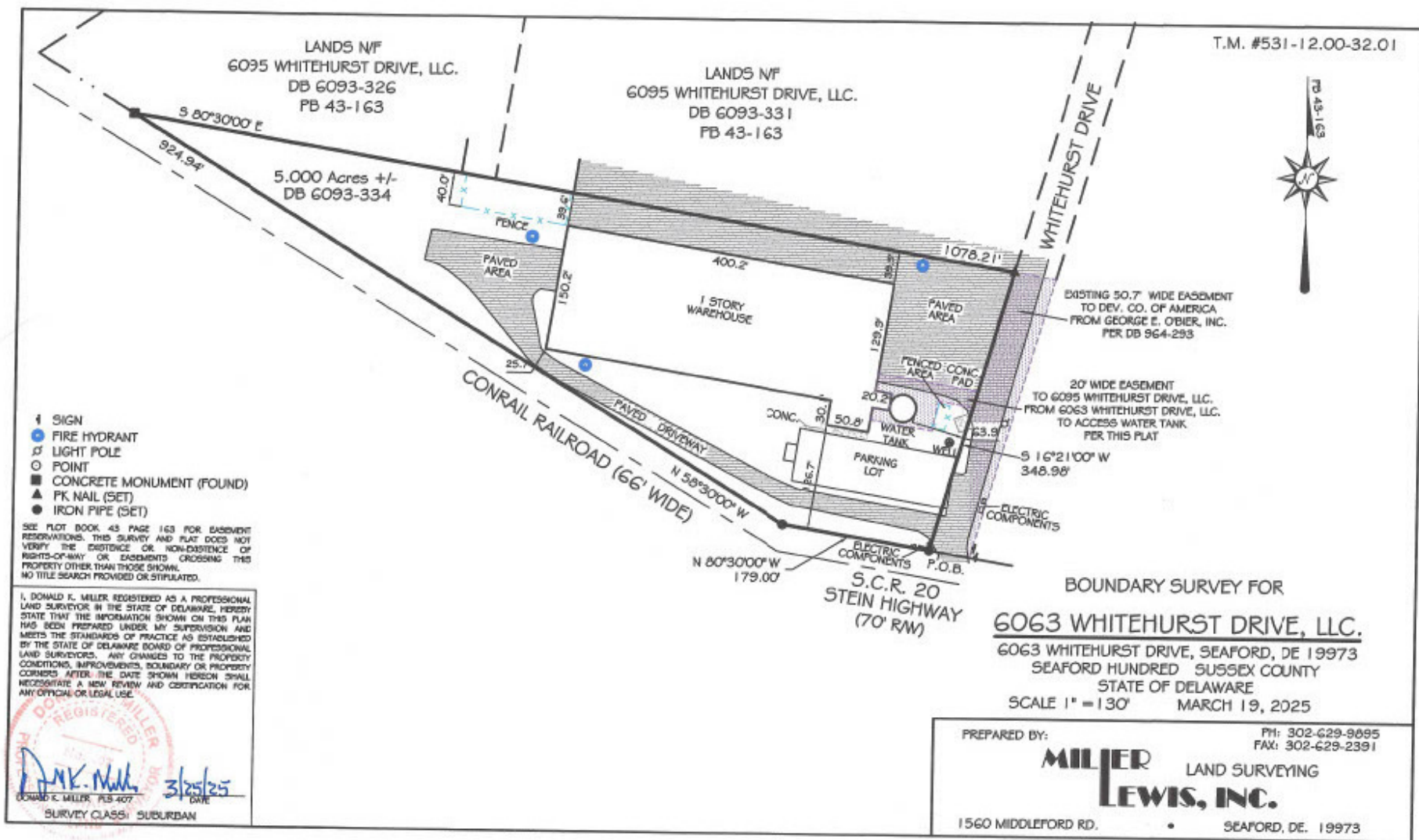
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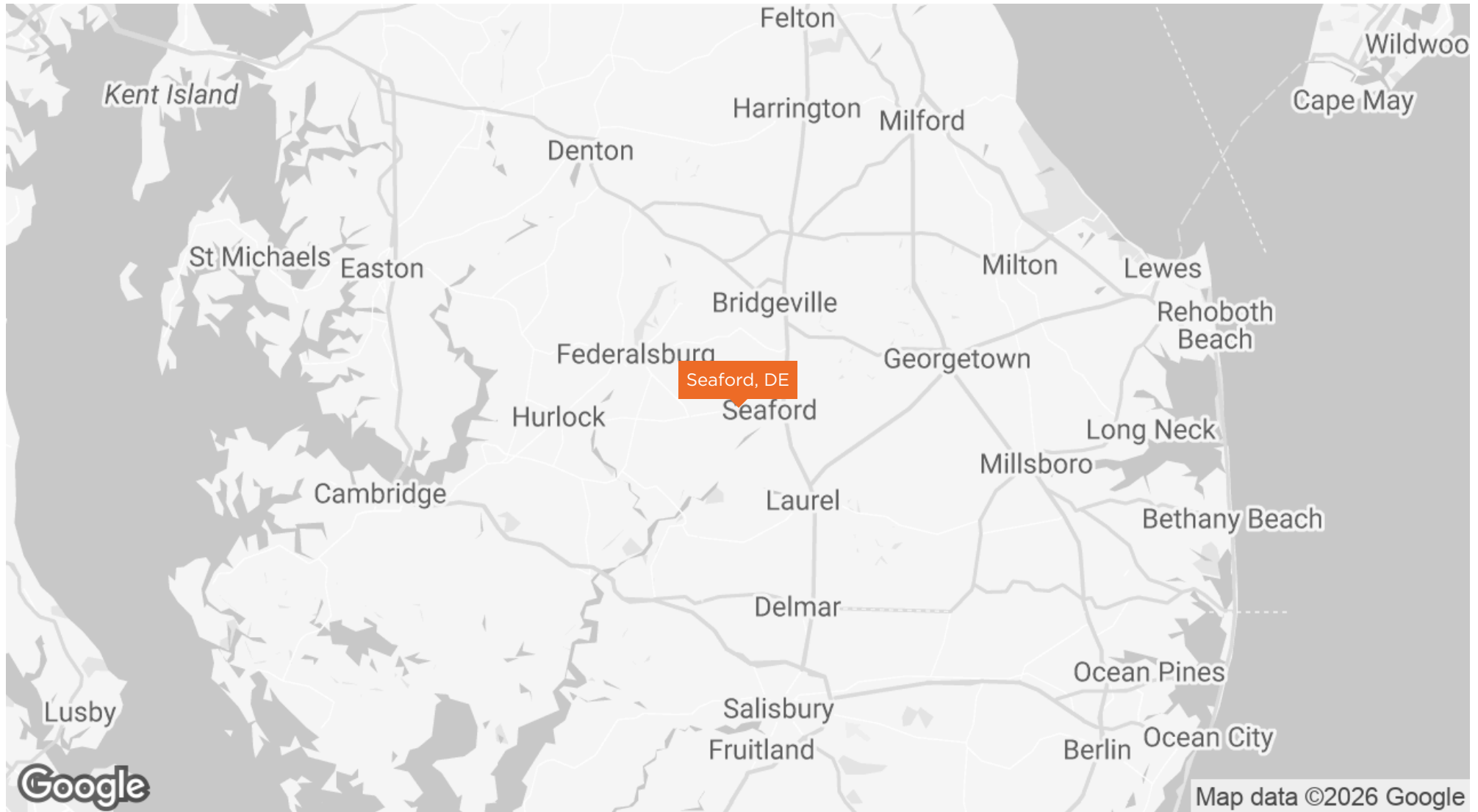
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REGIONAL MAP



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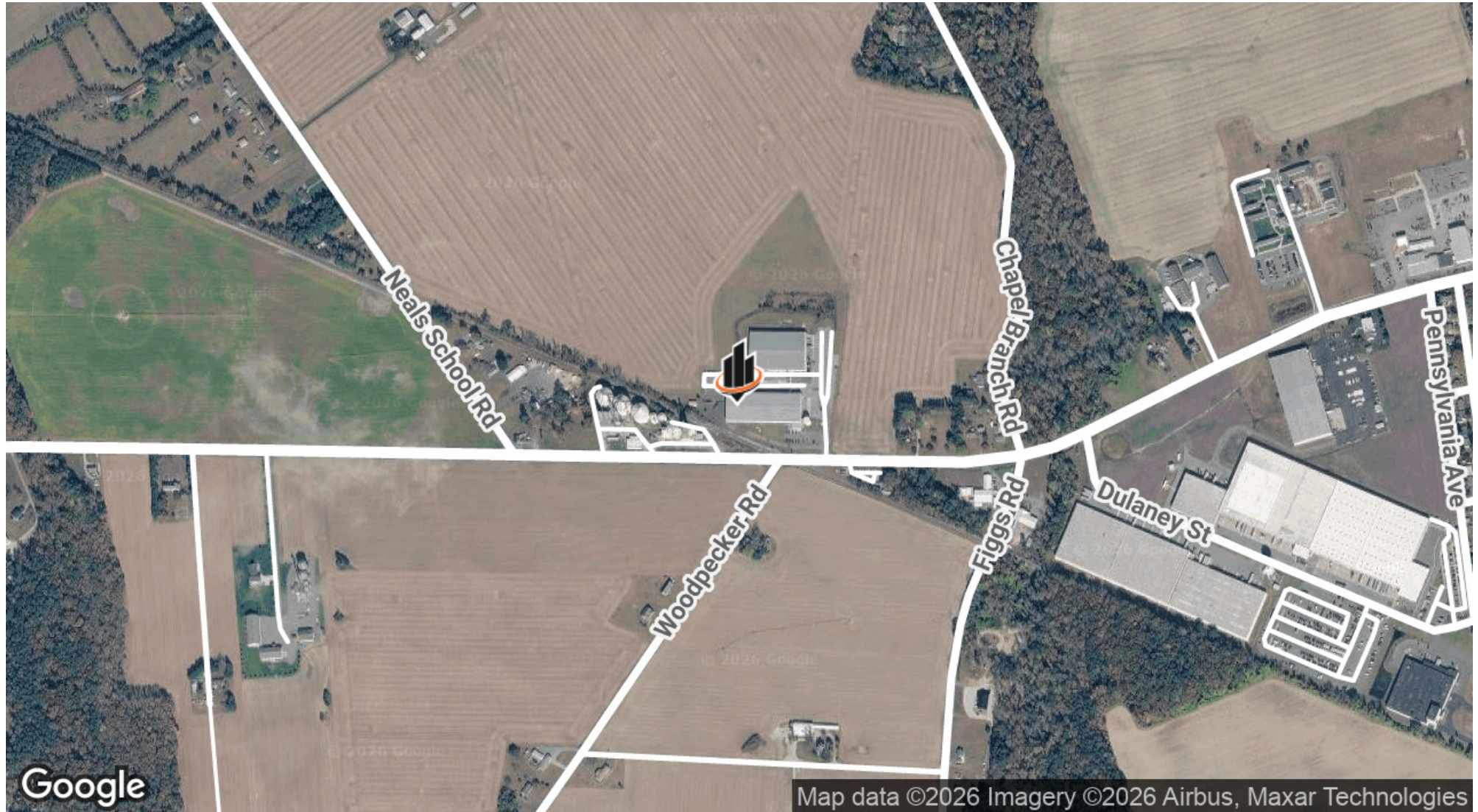
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AERIAL MAP



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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
A	Flowers	15,750 SF	25.44%	\$5.70	\$89,775.00	11/05/2018	08312030
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
TOTALS		15,750 SF	25.44%	\$5.70	\$89,775.00		
AVERAGES		15,750 SF	25.44%	\$5.70	\$89,775.00		

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DEMOGRAPHICS MAP & REPORT

POPULATION

5 MILES 15 MILES 30 MILES

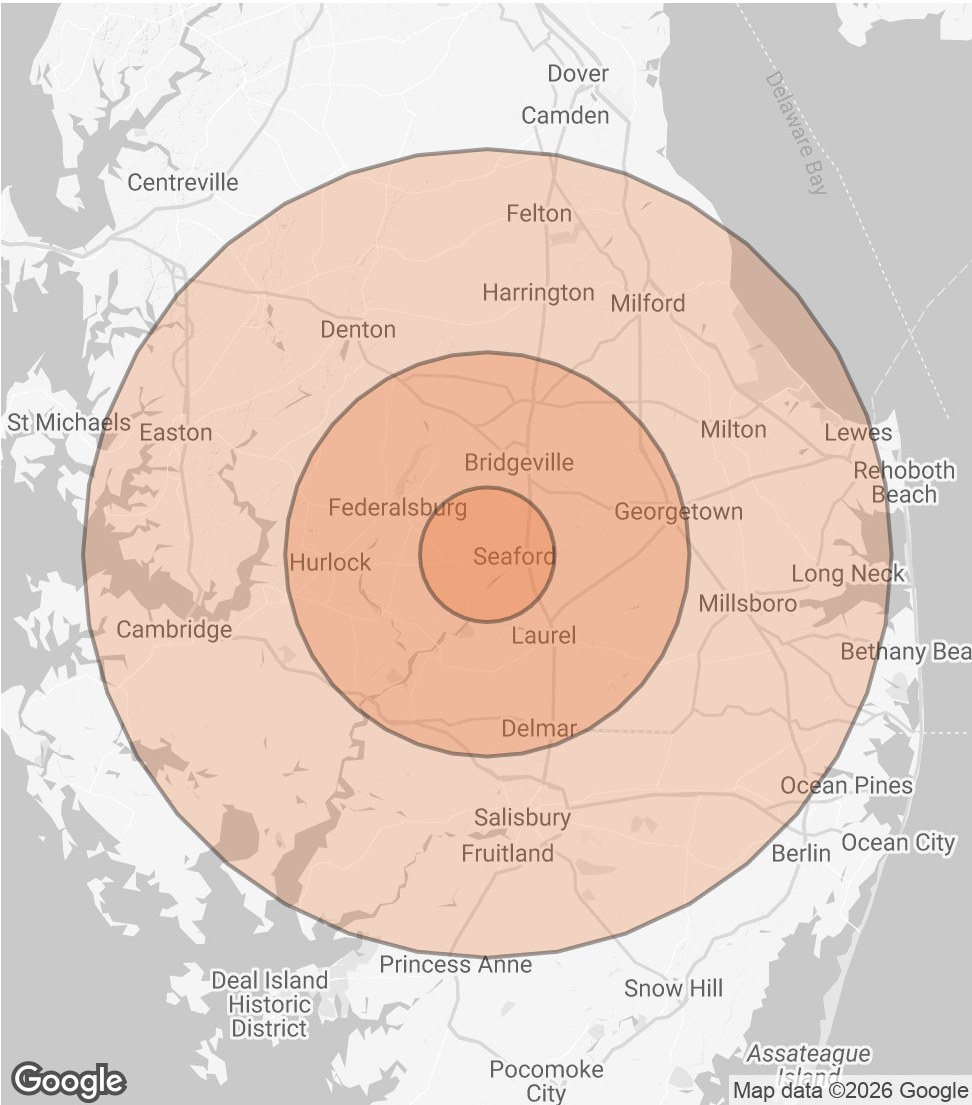
TOTAL POPULATION	24,094	100,882	477,860
AVERAGE AGE	42.2	41.1	44.0
AVERAGE AGE (MALE)	40.3	39.7	42.7
AVERAGE AGE (FEMALE)	43.0	42.5	45.2

HOUSEHOLDS & INCOME

5 MILES 15 MILES 30 MILES

TOTAL HOUSEHOLDS	9,380	38,038	190,963
# OF PERSONS PER HH	2.6	2.7	2.5
AVERAGE HH INCOME	\$80,567	\$82,238	\$97,018
AVERAGE HOUSE VALUE	\$274,201	\$249,455	\$339,914

2023 American Community Survey (ACS)



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ADVISOR BIO 1



FLO BROTZMAN

Senior Advisor

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PROFESSIONAL BACKGROUND

Flo Brotzman serves as a Senior Advisor for SVN /Miller Commercial Real Estate, specializing in the sale and leasing of industrial and NNN properties on Maryland’s Eastern Shore and Lower Delaware.

Flo has been part of the Hanna Team for over 25 years. The Hanna Team - Henry Hanna, Flo Brotzman, Wesley Cox and Trent Spicer-Davis, has been consistently in the top 20 for SVN. Flo has more than 25 years of real estate experience focusing completely on commercial and industrial real estate.

Notable career highlights for Flo include working with industrial companies such as Koski Trucking & Enterprises, Trinity Sterile, Kraft Foods, ES Steel, Norfolk Southern Railroad, DP & L, Choptank Electric, Eastern Shore Forest Products, Virginia Spaceport and many others. Flo works closely with the Maryland and Delaware Departments of Commerce and the Maryland and Delaware Departments of Economic Development.

Prior to joining SVN-Miller Commercial, Flo served as the office manager for Long & Foster Real Estate in Salisbury, Maryland. With over 25 years of real estate experience, Flo has handled almost every aspect of a real estate transaction from leasing, selling, research, marketing, and advertising.

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DISCLAIMER

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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