

AVAILABLE FOR SUBLEASE



20 SHEA WAY

DELAWARE INDUSTRIAL PARK
NEWARK, DE 19713

13,125 SF Available

Bays 209-211

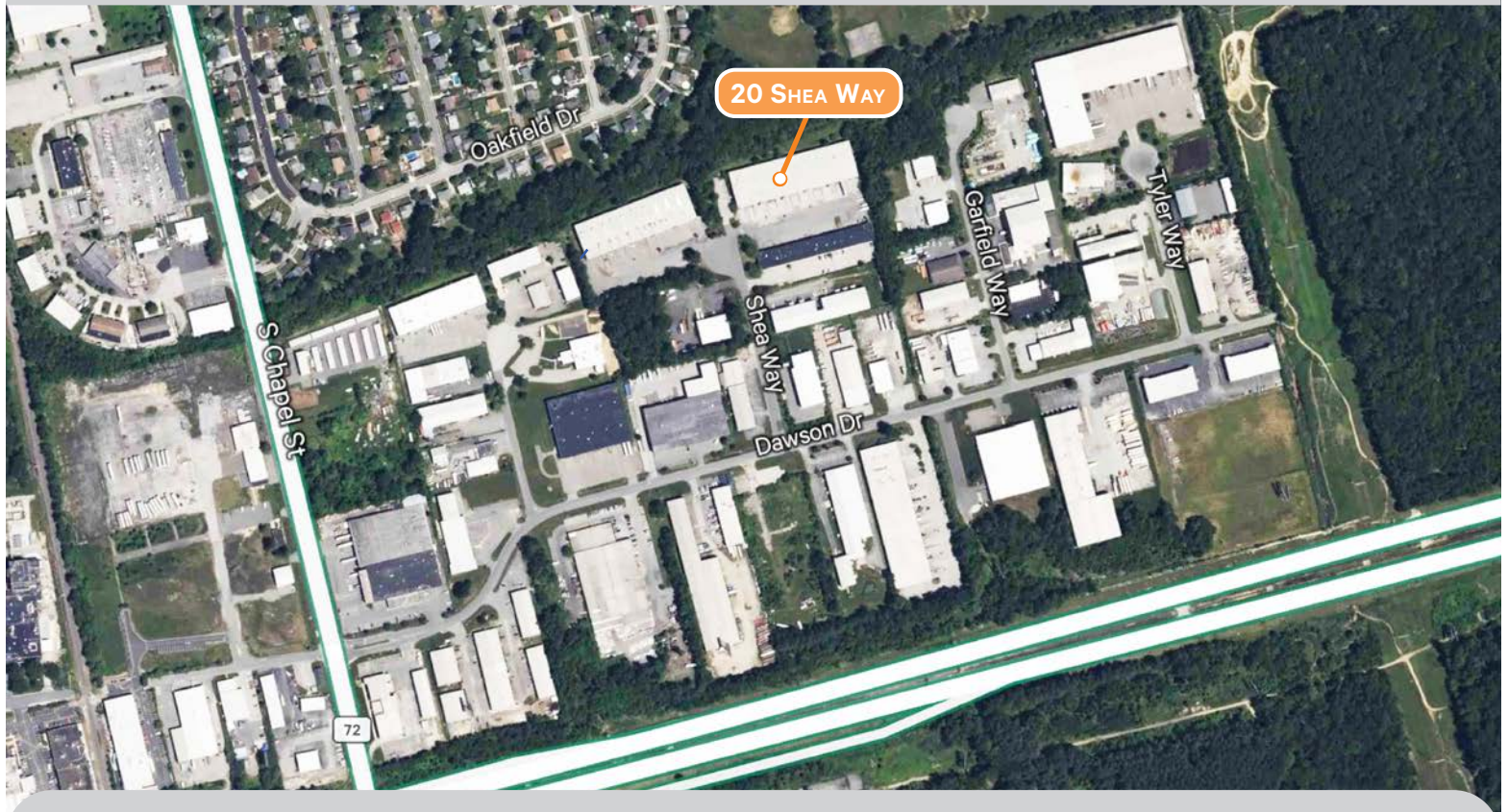
Low-Cost Sublease | \$9.00/SF NNN

Lease Expires 11/30/27

**Excellent Access to I-95, I-295, I-495 &
The Delaware Memorial Bridge**

CBRE

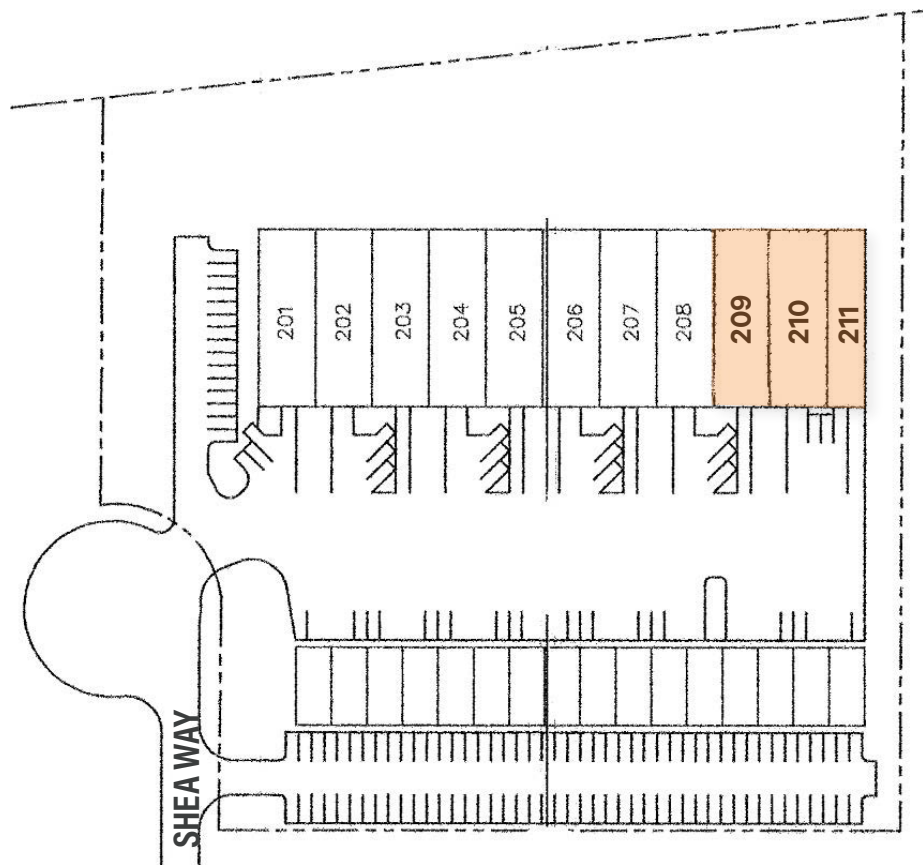
AERIAL LOCATION



PHOTOS



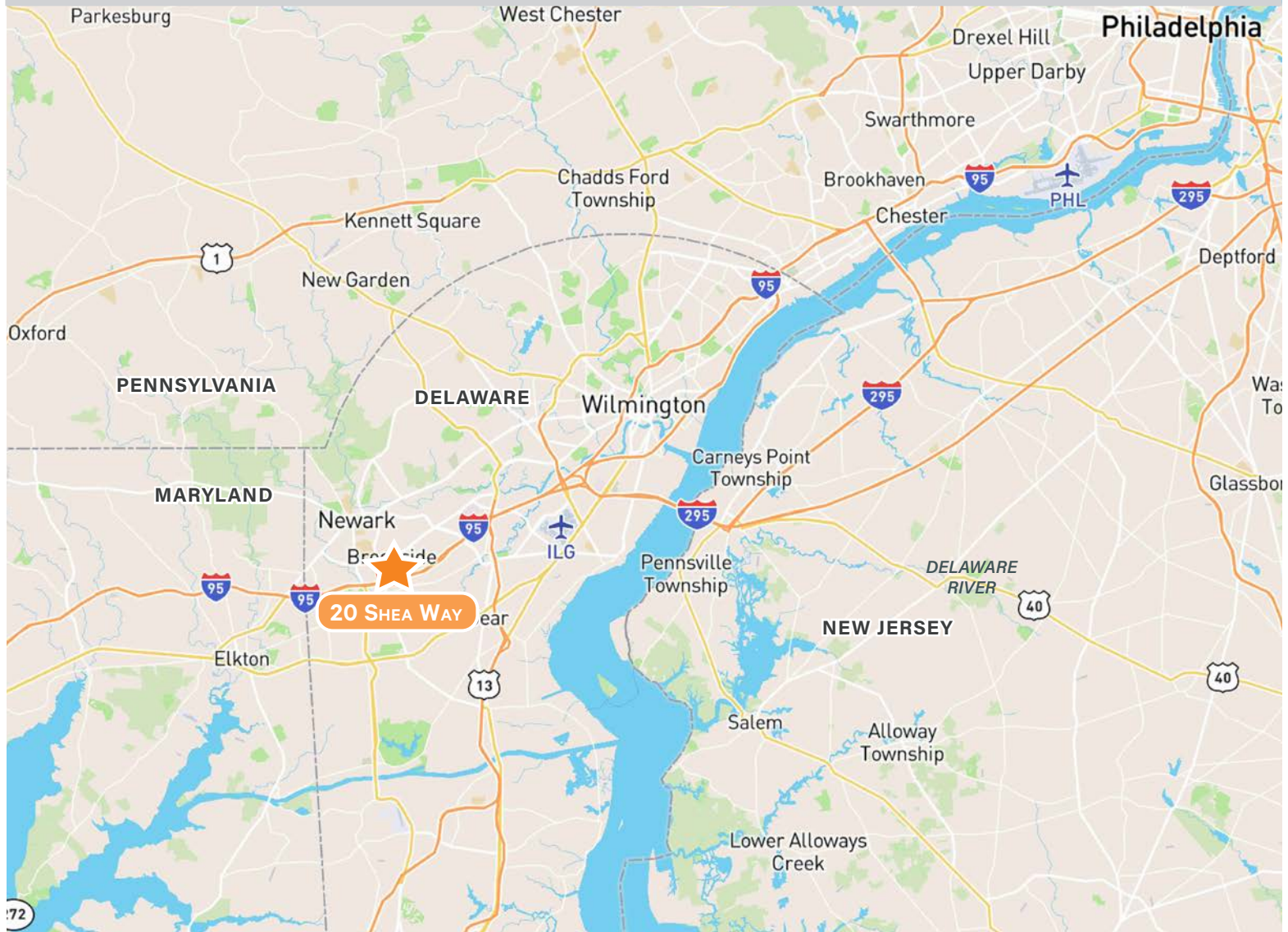
PLAN



BUILDING SPECS

TOTAL SIZE OF BUILDING	48,179 SF
TOTAL SPACE AVAILABLE	13,125 SF Available Office Size - +/- 700 SF
LEASE EXPIRATION	November 30, 2027
LOADING DOCKS	Two (2)
DRIVE-INS	Three (3) 10' x 10'
CLEAR HEIGHT	22'
COLUMNS	40' x 40'

MAP



STRATEGIC LOCATION

In close proximity to high-density population centers, ocean ports and interstates

12 miles from Wilmington Airport, New Castle, DE

15 Miles from Port of Wilmington, DE

19 Miles from Southern New Jersey

47 Miles from Philadelphia, Pennsylvania

58 Miles from Baltimore, Maryland

CONTACT US

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12-12-25

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