



PROPERTY DESCRIPTION

Rarely available clear span flex space for lease in Clayton, DE! The 5,500 SF (48' x 115') stand alone building +/- features three (3) 14' x 12' drive-in doors, 16' ceilings, and three (3) separately metered 200 AMP electrical panels. Excellent opportunity for 3PL companies, distribution and/or warehouse users. The space is ideally located in close proximity to both Route 13 and Route 1.

PROPERTY DETAILS

- **Available:** 5,500 SF +/-
- **Lease Rate:** \$8.00/SF NNN
- **Ceiling Height:** 16'
- **Drive-in Doors:** Three (3) 14' x 12'
- Water, sewer and gas on-site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	2,407	20,539	31,687
Total Households	833	7,584	11,359
Average HH Income	\$88,086	\$79,629	\$80,821
Median Age	36.5	37.1	38.7

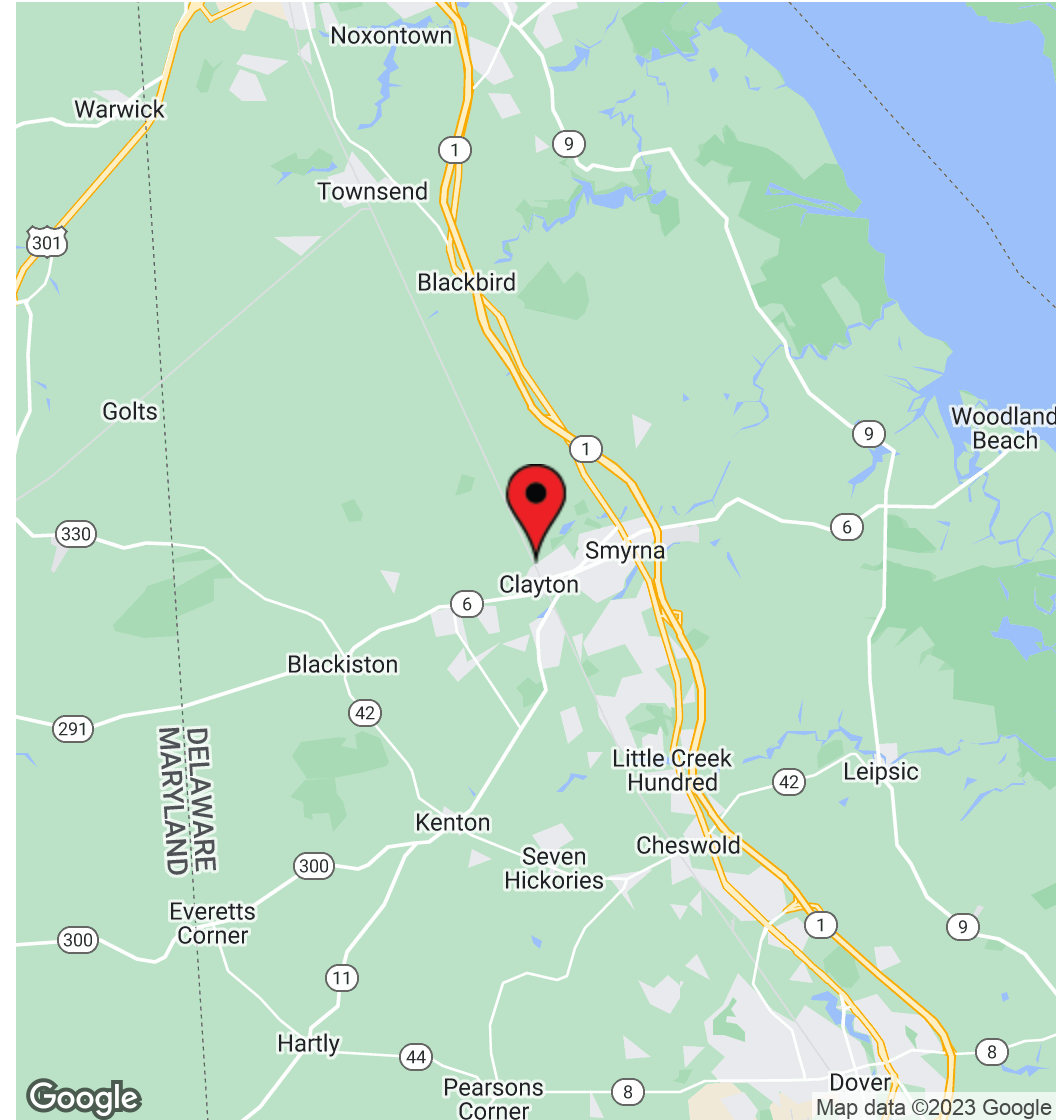
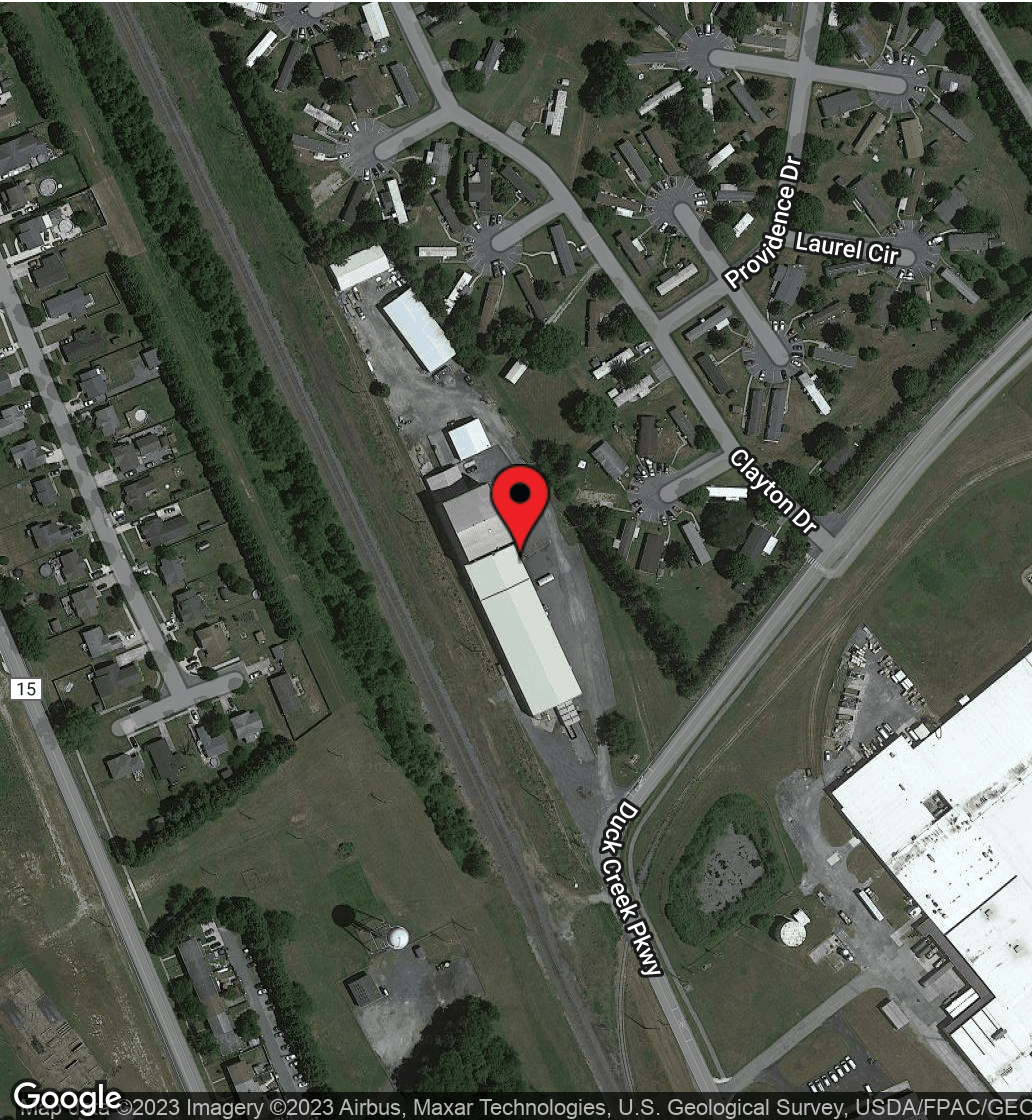


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