

INDUSTRIAL/FLEX PROPERTY FOR LEASE

603 TOWER LN, MIDDLETOWN, DE



OFFERING SUMMARY

Lease Rate:	\$12.50 SF/YR (NNN)
NNN:	\$2.60 SF
Building Size:	13,440 SF
Available SF:	2,065 - 13,440 SF
Zoning:	23M- Manufacturing Industrial
WH Lighting:	LED
Overhead Doors:	12' X 14'
Heat Source	Natural Gas
Electrical Service	3 Phase, 200A

PROPERTY OVERVIEW

This proposed flex building, to be delivered in Q3 of 2023, will consist of 13,440 SF with flexible unit sizes from 2,065 SF to 13,440 SF with 2,275 SF increments. The standard unit comes with one fully conditioned private office, an ADA compliant restroom, LED lights in the warehouse, a gas fired suspended heater and a 12' X 14' roll up door at grade level. Landlord will consider preforming additional tenant improvements for creditworthy tenants.

SPACES

SPACE SIZE

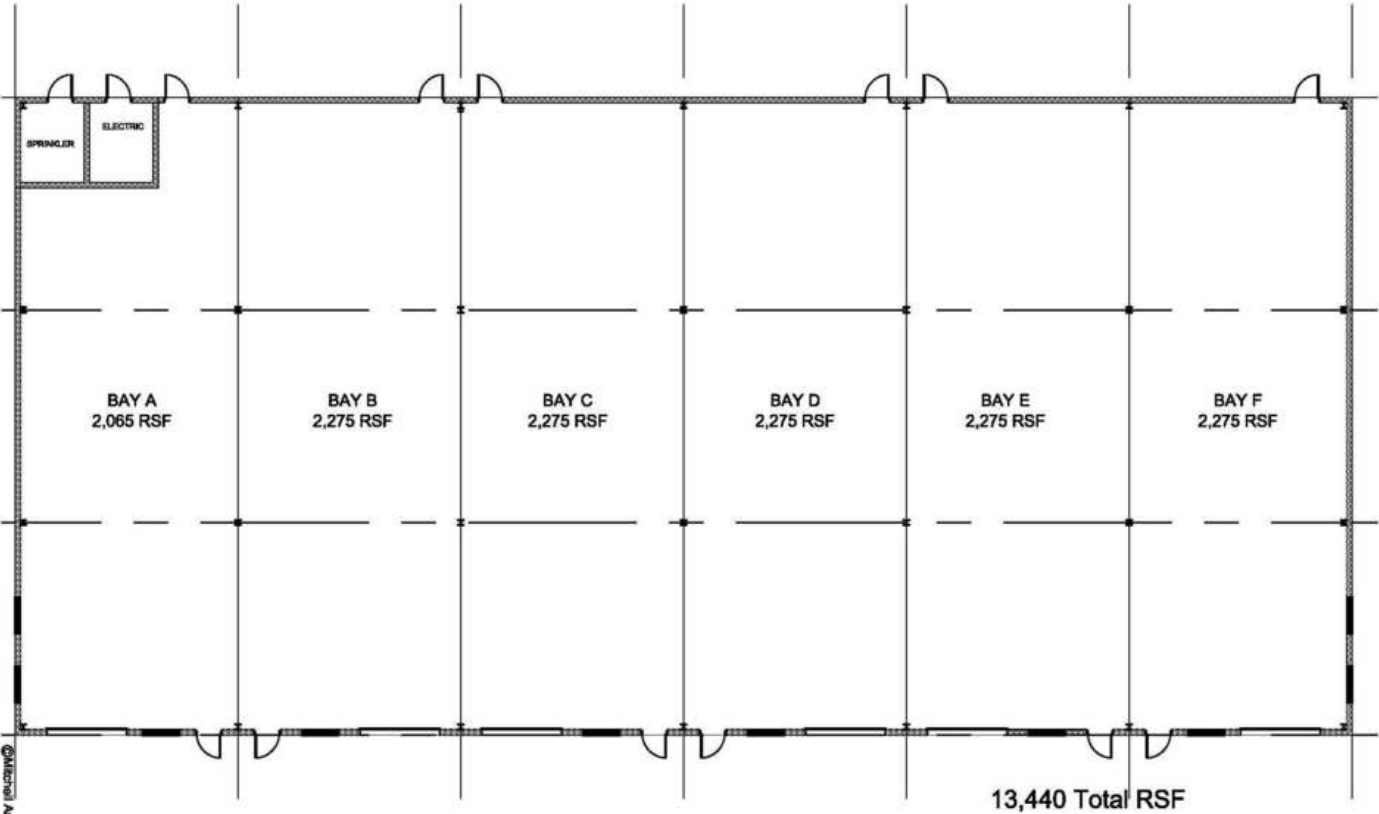
A	2,065 - 13,440 SF
B	4,340 - 13,440 SF
C	6,615 - 13,440 SF
D	8,890 - 13,440 SF
E	11,165 - 13,440 SF

CONTACT

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SQ. FTG. Allocation Plan
Tower Road, Middletown, DE 19709

Project No	21018.00	Scale	none
Drawn By	VN		
Date	05/25/21	Sheet No	SK-100

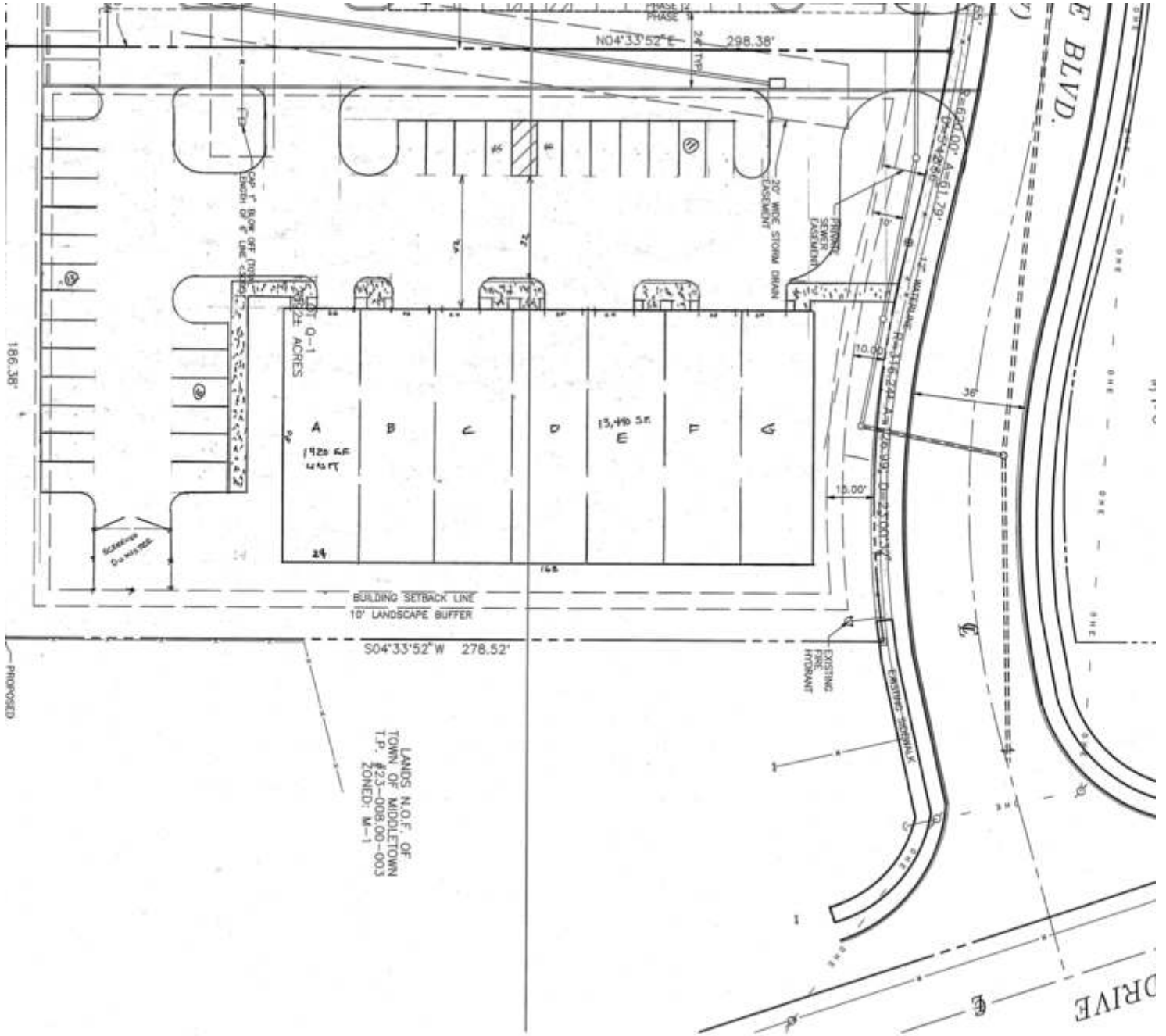
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SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808



Tenant Standard Finishes

- Demise Wall, 6" metal studs, 5/8" drywall, sound batt insulation, painted two (2) coats flat white and 4" vinyl cove base.
- Interior partitions, 10' AFF, 3 1/2" metal studs, 5/8" drywall, sound batt insulation and painted two (2) coats of egg-shell white and Epoxy Paint on wet walls.
- Block walls and floors in Warehouse are as is.
- Interior restrooms acoustical ceilings, 9' AFF, 2'x2' Armstrong flat lay in tile, 15/16" grid with R19 batt insulation above.
- 3'x7' wood doors (clear coat birch), hollow metal knock down frames, with ADA lever set hardware US26D Satin Chrome finish.
- Flooring; Open Areas are existing Cure/Seal Concrete. Restrooms, 12"x12" Vinyl Composition Tile with 4" vinyl cove base.
- Lighting as required, "LED" flat panel lay in in acoustical ceilings and 2'x2' High Bay in Open Area's with code required occupancy sensors.
- Plumbing fixtures ADA as required by code and accessories. Floor mounted water closets/wall hung sinks, electric water heater, fiberglass ADA compliant shower stalls and one (1) high/low water cooler.
- HVAC gas fired split systems with exposed ductwork and zoned point of use thermostats.
- Electrical Service 200amp 120/208. Convenience outlets throughout space (15) duplex outlets.
- Windows to have building standard 1" horizontal mini blinds.
- Landlord to provide Architectural and Engineered drawings, all building permits, and Certificate of Occupancy.

ITEMS NOT INCLUDED

- Phone/Data cabling or systems
- Security Alarm Systems
- Racking/Shelving
- Furniture/Equipment

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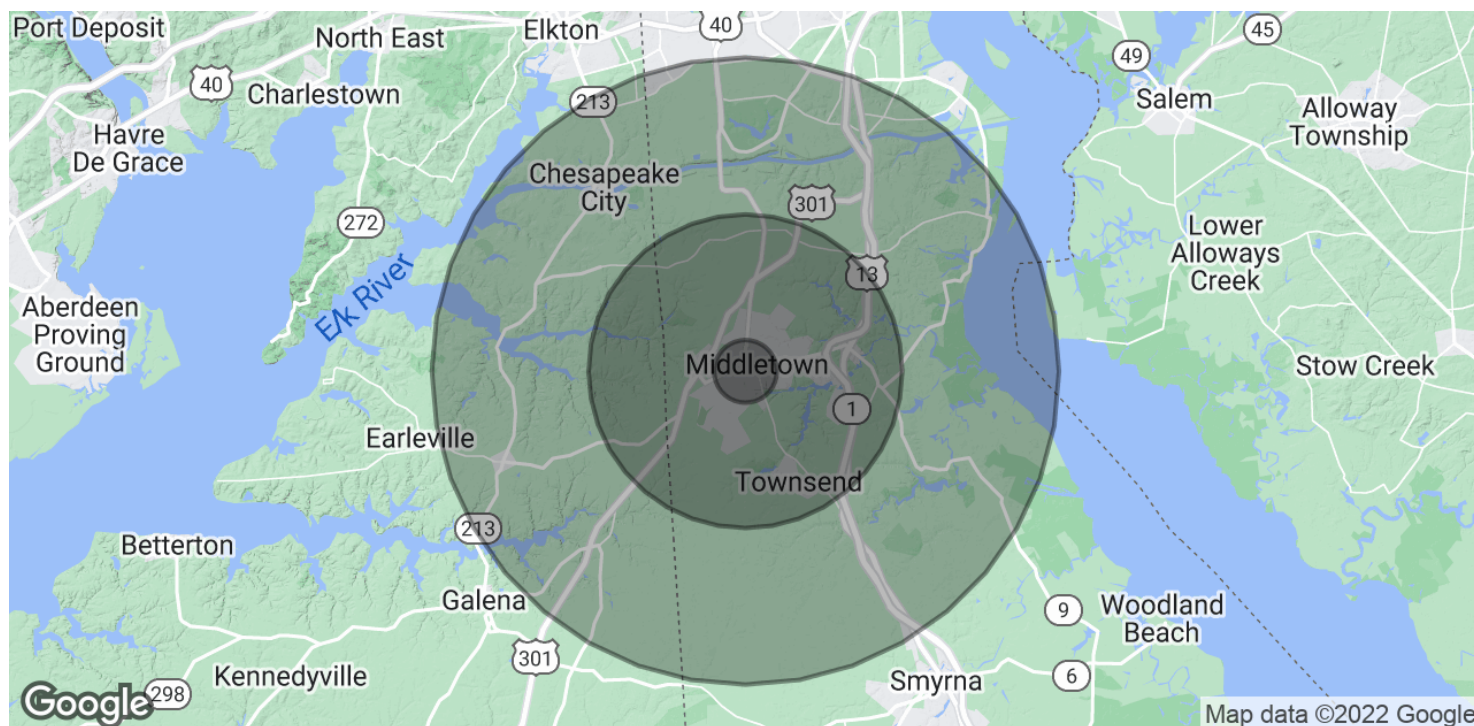
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,892	31,369	88,758
Average Age	34.7	35.3	36.7
Average Age (Male)	32.3	33.6	35.7
Average Age (Female)	36.8	36.7	37.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	637	10,560	29,504
# of Persons per HH	3.0	3.0	3.0
Average HH Income	\$89,294	\$89,895	\$92,836
Average House Value	\$270,510	\$292,700	\$315,650

* Demographic data derived from 2020 ACS - US Census

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