



Property Description

Office front and warehouse-style rear. Perfect for light manufacturing, warehousing, distribution, office, or research and development needs. Class A space zoned I (M-2). Contemporary masonry & steel on 2.8 acres. Clear span construction. 18' clearance at eaves. 6" reinforced concrete floors. 4" insulated walls & ceiling. Perlite insulation in block walls. 200 AMP, 110/208 Volt, 3-phase electric. Individually metered gas service. Wet sprinkler system, monitored & inspected. Some units have loading docks with truck parking. Parking front and back. Fully heated and air conditioned.

Offering Summary

Lease Rate:	\$14.50 SF/yr (NNN)
Available SF:	3,000 SF
Building Size:	24,000 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	79	507	2,865
Total Population	225	1,429	7,544
Average HH Income	\$96,484	\$95,084	\$94,447

Property Highlights

JENNIFER CORBETT

302.832.7100

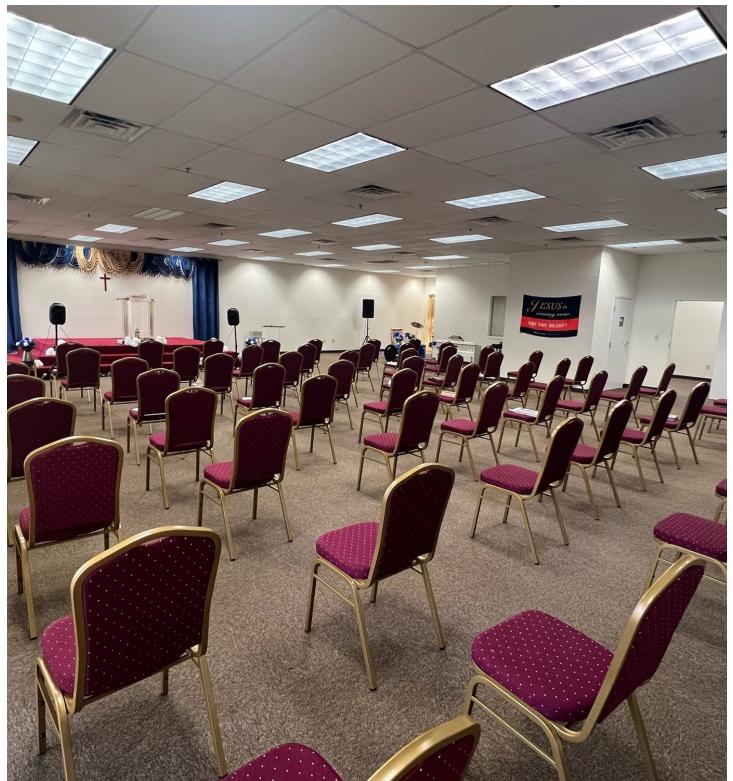
jcorbett@reybold.com

REYBOLD
GROUP

18 Shea Way

Newark, DE 19713

FOR LEASE

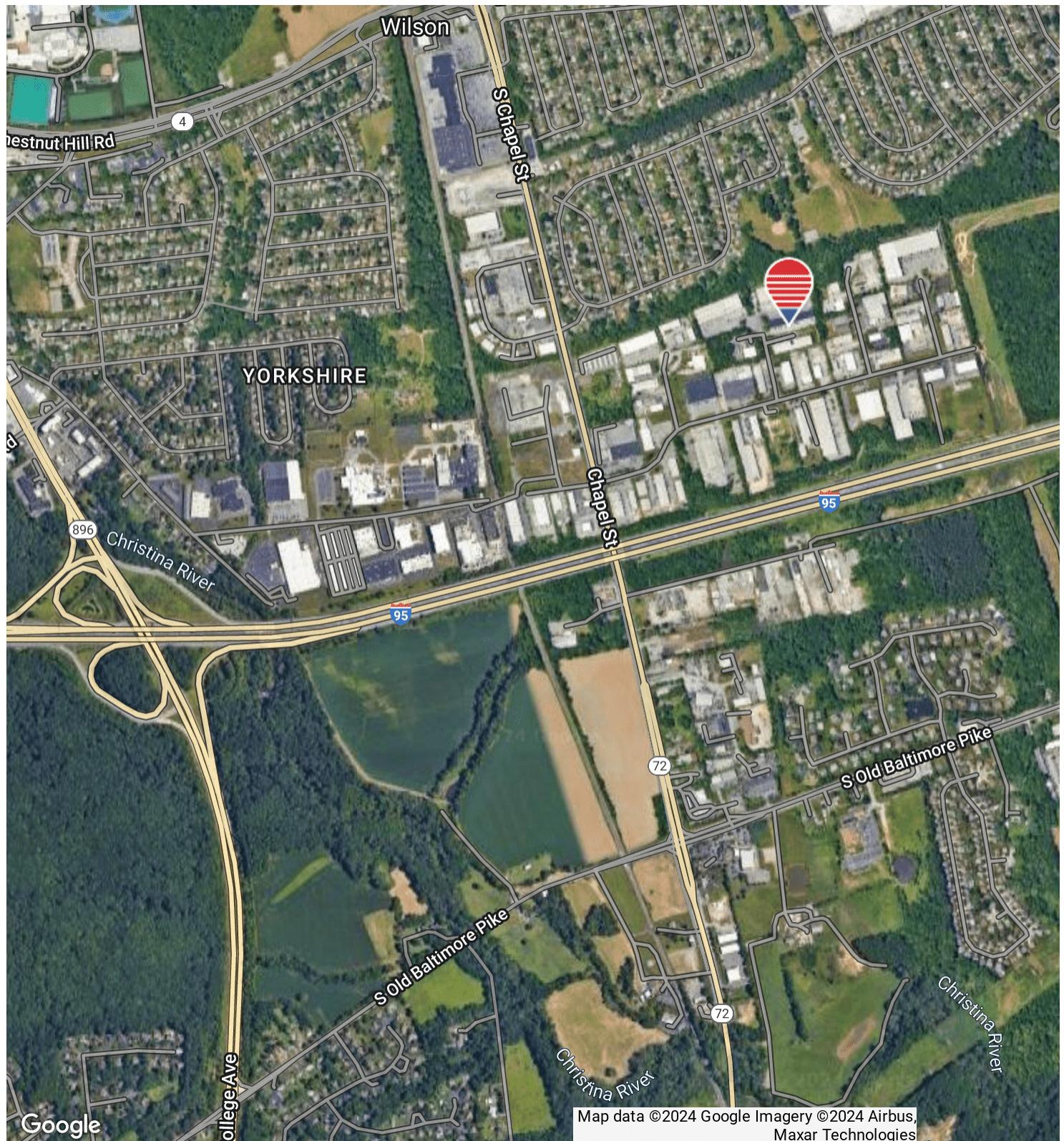


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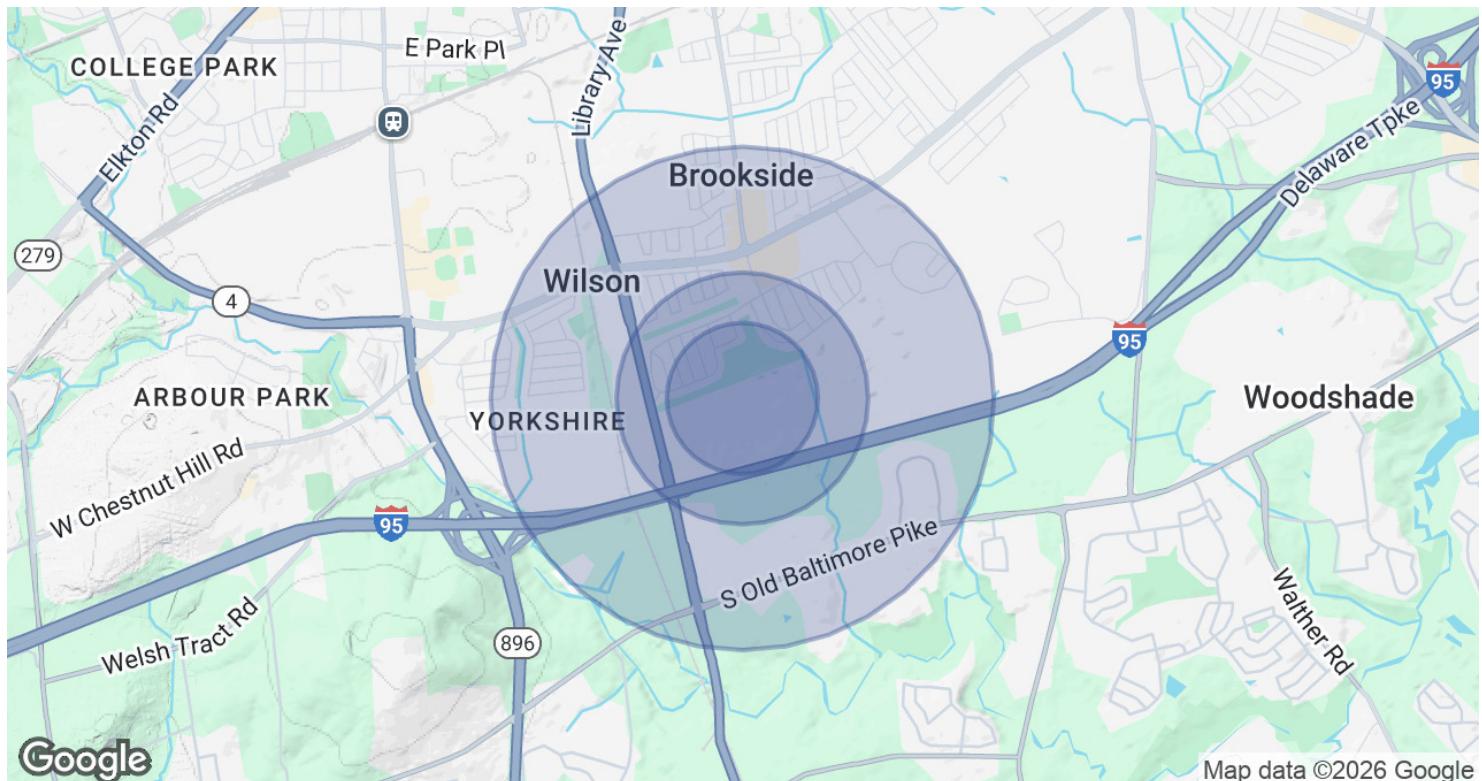


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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	225	1,429	7,544
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	42	42	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	79	507	2,865
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$96,484	\$95,084	\$94,447
Average House Value	\$290,487	\$289,671	\$306,132

Demographics data derived from AlphaMap