

Davis Mitchell

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719 DAWSON DRIVE

NEWARK, DE 19713

FLEX/WAREHOUSE SPACE FOR LEASE



3304 OLD CAPITOL TRAIL \ WILMINGTON, DE 19808 \ 302.283.1800 \ DSMRE.COM

PROPERTY DESCRIPTION

Rarely available flex space located adjacent to I-95 in Delaware Industrial Park! Available is 6,400 sf of high-bay flex space featuring one (1) 14'x 16' overhead door, two (2) bathrooms, and small private offices. The Property is situated in close proximity to the University of Delaware in addition to all major transportation routes including I-95, Route 72, and Route 896.

The Landlord is committed to enhancing the available space with a series of significant capital improvements. The interior will be **freshly painted**, while the **installation of energy-efficient LED lighting** will improve visibility. The **floors will be refinished** to restore their quality, adding to the overall polished environment. Additionally, the **bathrooms will undergo a full renovation**, ensuring a contemporary and refreshed design. The space will be delivered fully renovated as shown in the attached photo realistic renderings.

Disclaimer: This rendering is provided for illustrative purposes only and is not a guarantee of the final appearance. Actual results may vary due to factors such as lighting, materials, construction variations, or other unforeseen circumstances. This image is not intended to serve as a precise representation of reality but as a conceptual visualization.

PROPERTY DETAILS

- **Flex Space:** 6,400 SF
- **Lease Rate:** \$11.00/SF NNN
- **Ceiling Height:** 16'
- **Loading:** One (1) 14' x16' overhead door
- **Zoning:** I (Industrial)

PROPERTY HIGHLIGHTS

- Building is fully sprinklered
- One (1) gas-fired Reznor heater
- Ample parking
- New LED lights
- Two (2) bathrooms



For More Information, Contact:

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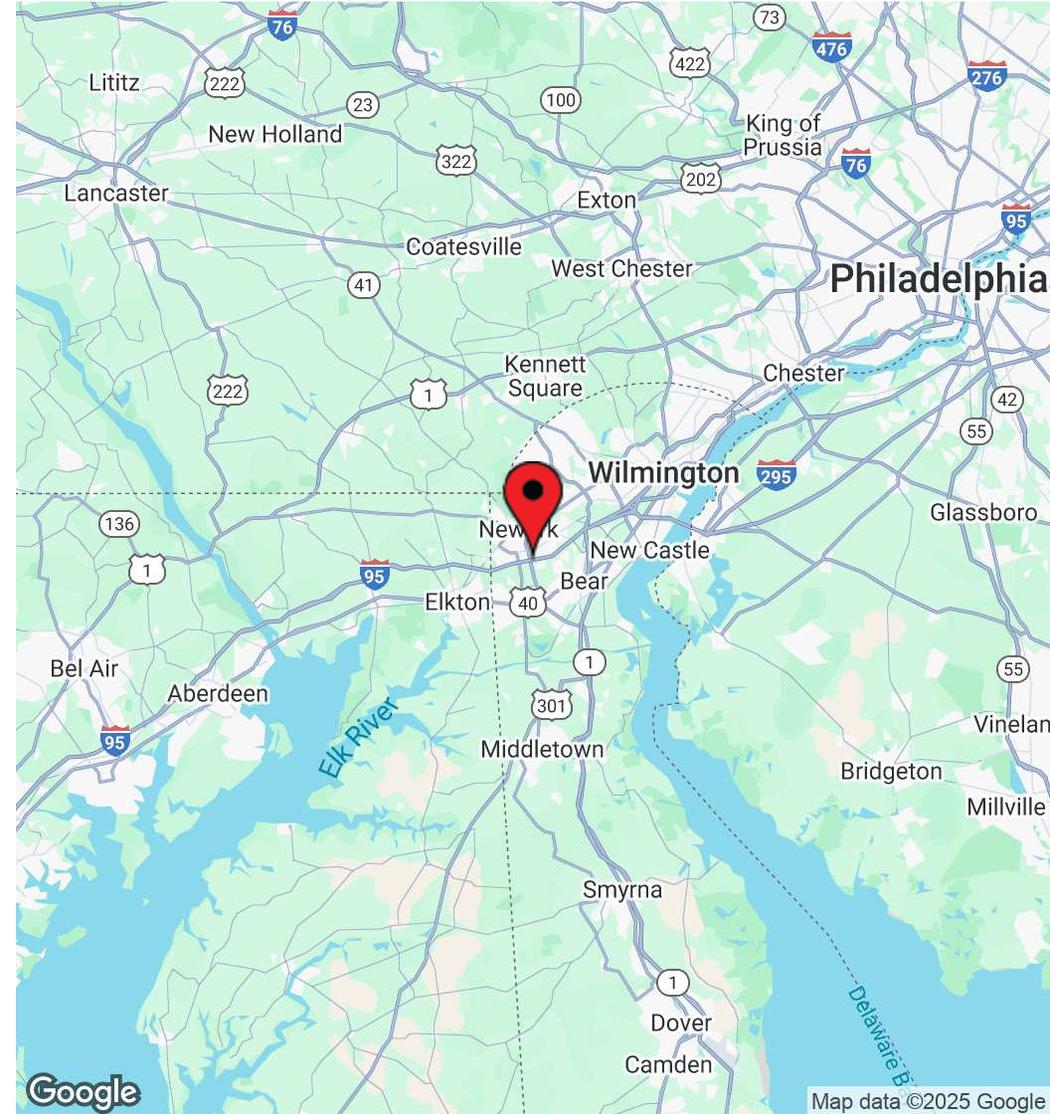
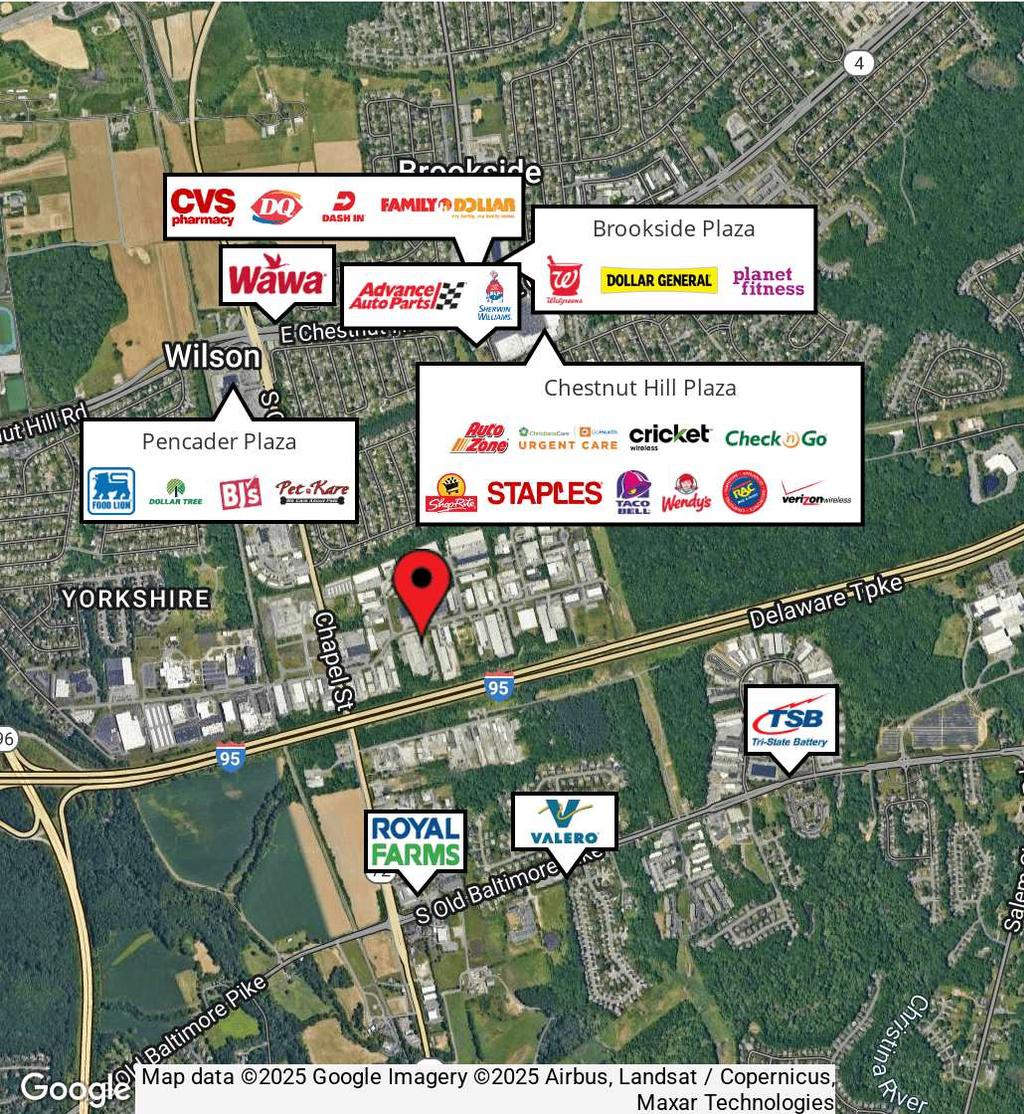


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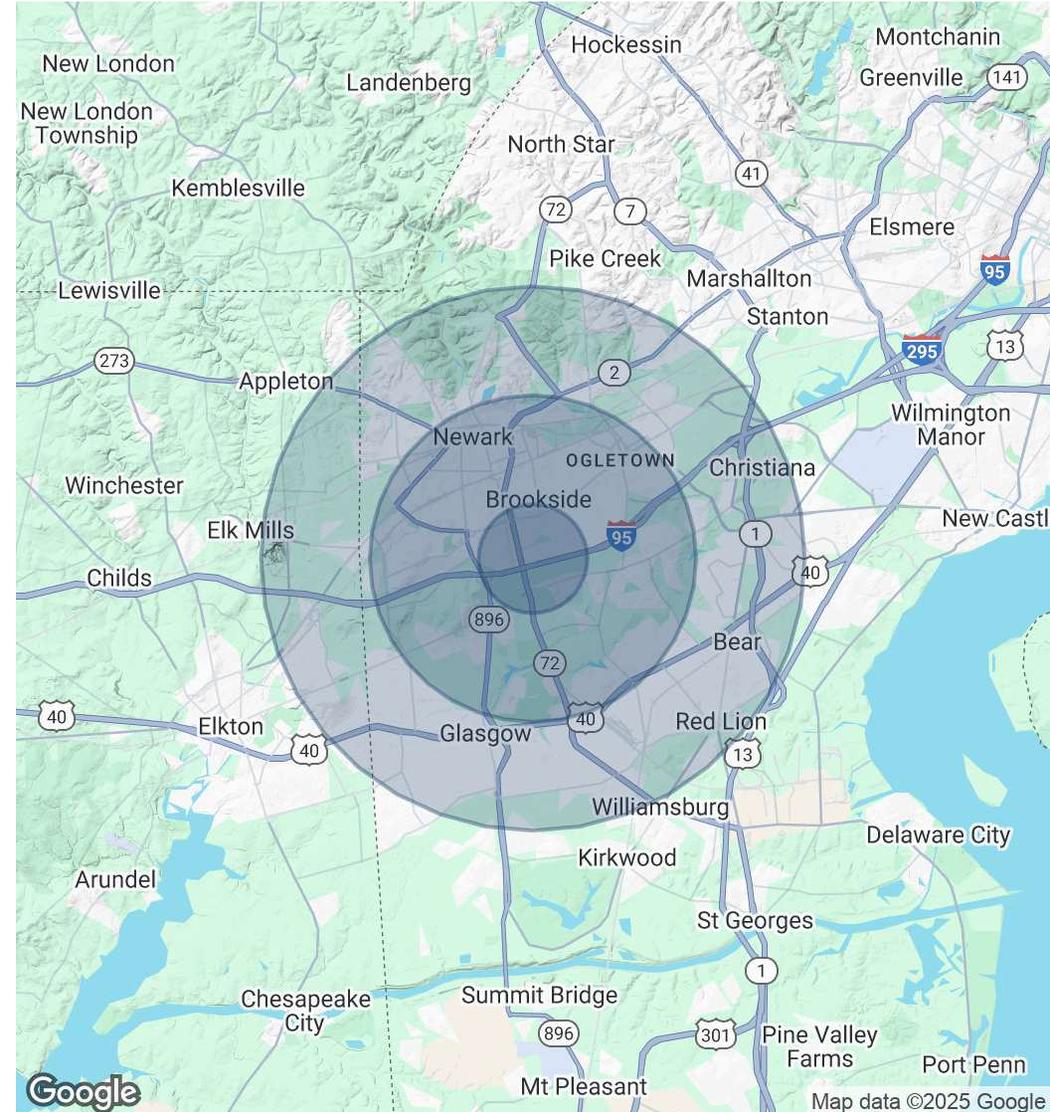


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,402	79,666	171,953
Average Age	39	37	39
Average Age (Male)	38	36	37
Average Age (Female)	40	38	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,409	28,681	64,705
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$96,547	\$92,645	\$97,294
Average House Value	\$310,649	\$342,739	\$337,184

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	3,347	38,948	85,466
Total Population - Black	1,567	20,613	47,218
Total Population - Asian	291	7,204	13,819
Total Population - Hawaiian	0	18	50
Total Population - American Indian	29	362	682
Total Population - Other	492	5,330	9,822

Demographics data derived from AlphaMap



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