

INDUSTRIAL PROPERTY  
FOR LEASE

# 108 PATRIOT DR, MIDDLETOWN, DE



## OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (3.96NNN)
Building Size:	24,892 SF
Available SF:	3,137 SF
Electric:	200A, 3ph, 208V

## PROPERTY OVERVIEW

3,137 SF of the best flex space available for lease in one of Middletown's newest flex parks. The property is located off Middletown Warwick Road (301) and sits at the base of the 301 bypass. Patriot Drive is on the west side of Middletown, and is minutes from Delaware/Maryland border. The building boasts block construction, 12x14' roll up doors at grade, 21' 8" clear height to underside of steel, efficient HVAC, and LED high bay lighting. The available unit features a nice balance of office and warehouse space, ready for all aspects of your business.

## SPACE AVAILABLE:

- Suite G: 3,137 SF



JEFF SHAHAN, SIOR  
Founder  
302.545.2392  
jeff@sbrealtyco.com

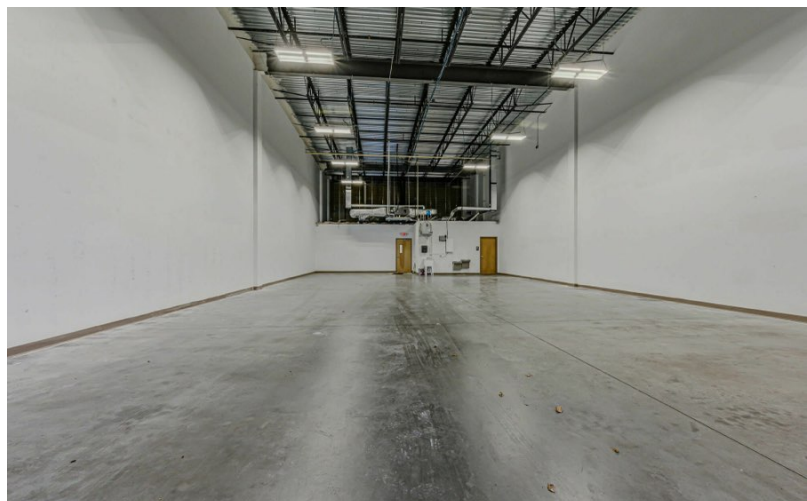
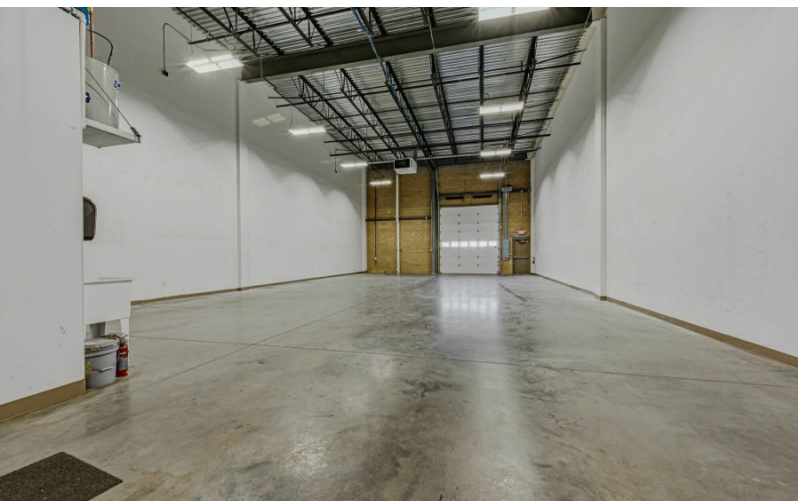
SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808





INDUSTRIAL PROPERTY  
FOR LEASE

# 108 PATRIOT DR, MIDDLETOWN, DE



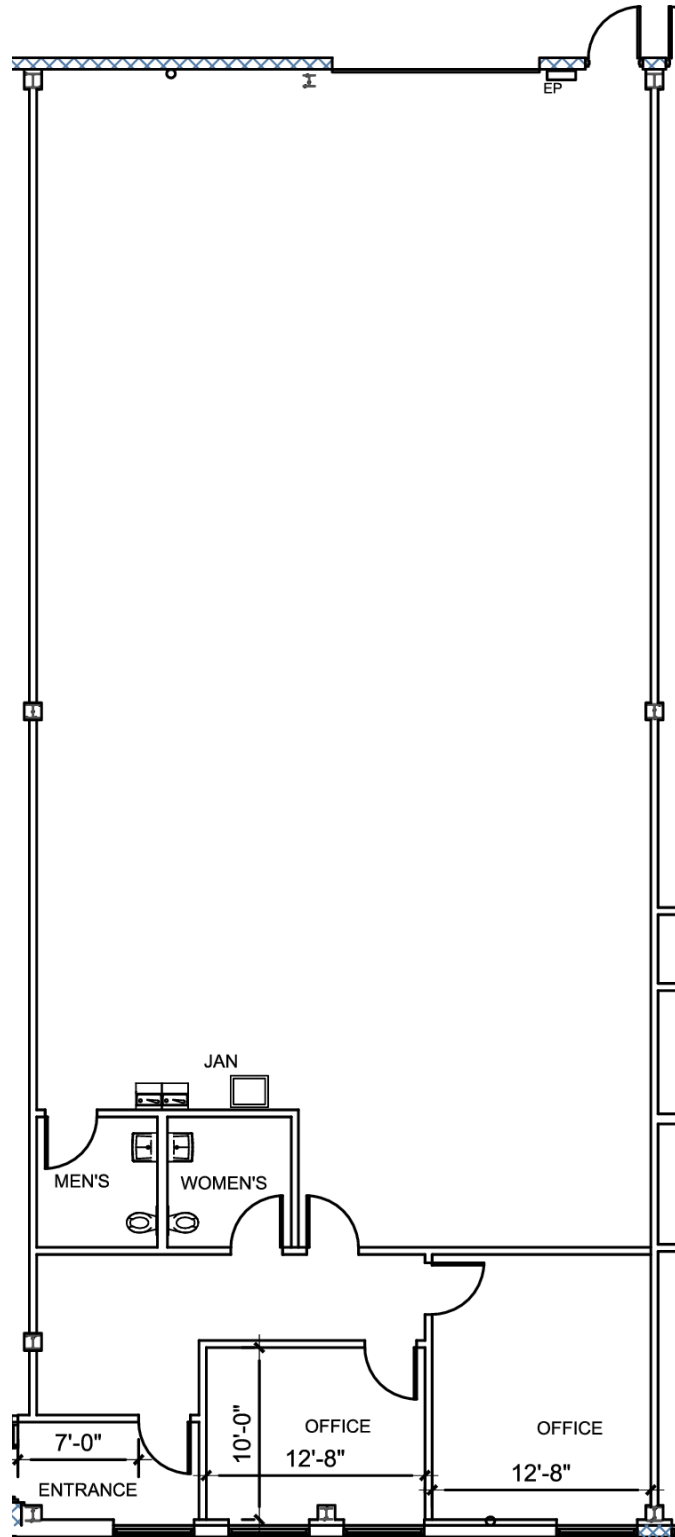
JEFF SHAHAN, SIOR  
Founder  
302.545.2392  
jeff@sbrealtyco.com

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



INDUSTRIAL PROPERTY  
FOR LEASE

# 108 PATRIOT DR, MIDDLETOWN, DE



JEFF SHAHAN, SIOR

Founder

302.545.2392

jeff@sbrealtyco.com

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





INDUSTRIAL PROPERTY  
FOR LEASE

# 108 PATRIOT DR, MIDDLETOWN, DE



JEFF SHAHAN, SIOR

Founder

302.545.2392

jeff@sbrealtyco.com

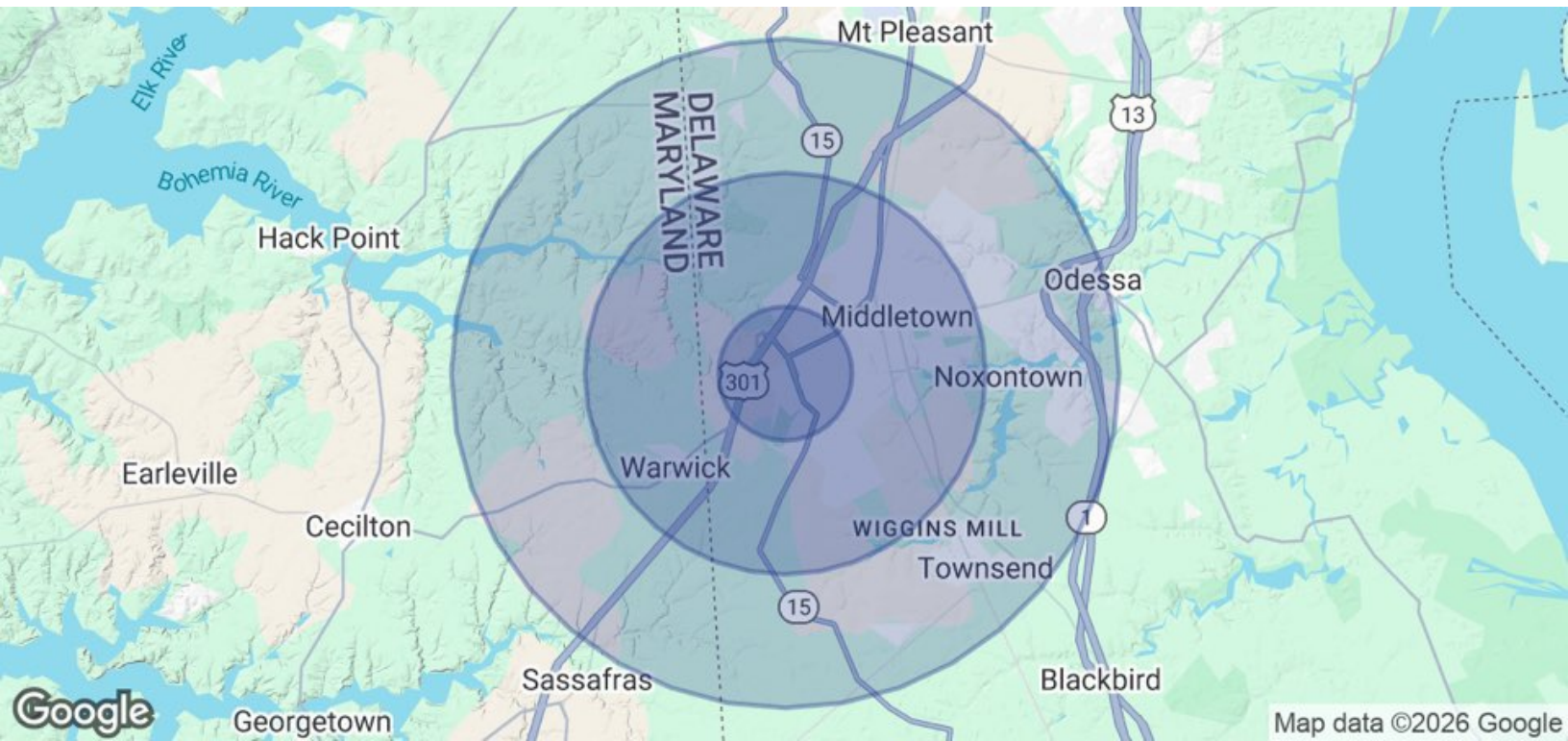
SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808





INDUSTRIAL PROPERTY  
FOR LEASE

# 108 PATRIOT DR, MIDDLETOWN, DE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	891	18,942	38,193
Average Age	43	39	39
Average Age (Male)	41	38	37
Average Age (Female)	44	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	370	6,781	12,817
# of Persons per HH	2.4	2.8	3
Average HH Income	\$93,872	\$105,451	\$130,044
Average House Value	\$449,634	\$430,024	\$458,802

Demographics data derived from AlphaMap

JEFF SHAHAN, SIOR  
Founder  
302.545.2392  
jeff@sbrealtyco.com

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

