



## PROPERTY & AREA OVERVIEW

Ideal central location at the corner of E Newport Pike & Larch Avenue, Wilmington, DE 19804. Within 1 mile off the RT 141 & I-95/I-295 I-495 Interchange with easy access to all points in New Castle County, the Delaware Memorial Bridge, NJ, PA & MD. Great visibility and exposure with opportunity for company logo/signage on building. Exterior façade and

roof recently upgraded. Fenced loading area with drive in door. Upgraded central HVAC in showroom and office.

Ideal for light assembly, showroom, and wholesale/retail counter sales and distribution. Near many nationally recognized businesses and eateries.

## PROPERTY DETAILS

- **Available:**
  - 6,650 sf rentable space
    - 3,350 sf open showroom and office space
    - 3,300 sf warehouse
- **Zoning:** Commercial Regional (CR)
- **Lease Rate:** \$8.00/sf NNN
- **Parking:** 10-12 spaces

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## FOR MORE INFORMATION, CONTACT:

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## Medori Commercial Realty, LLC

601 Kirkwood Highway  
Wilmington, DE 19805  
www.medoricommercialrealty.com

1600 E Newport Pike  
Wilmington, DE 19804

## AVAILABLE SPACE



FOR MORE INFORMATION, CONTACT:

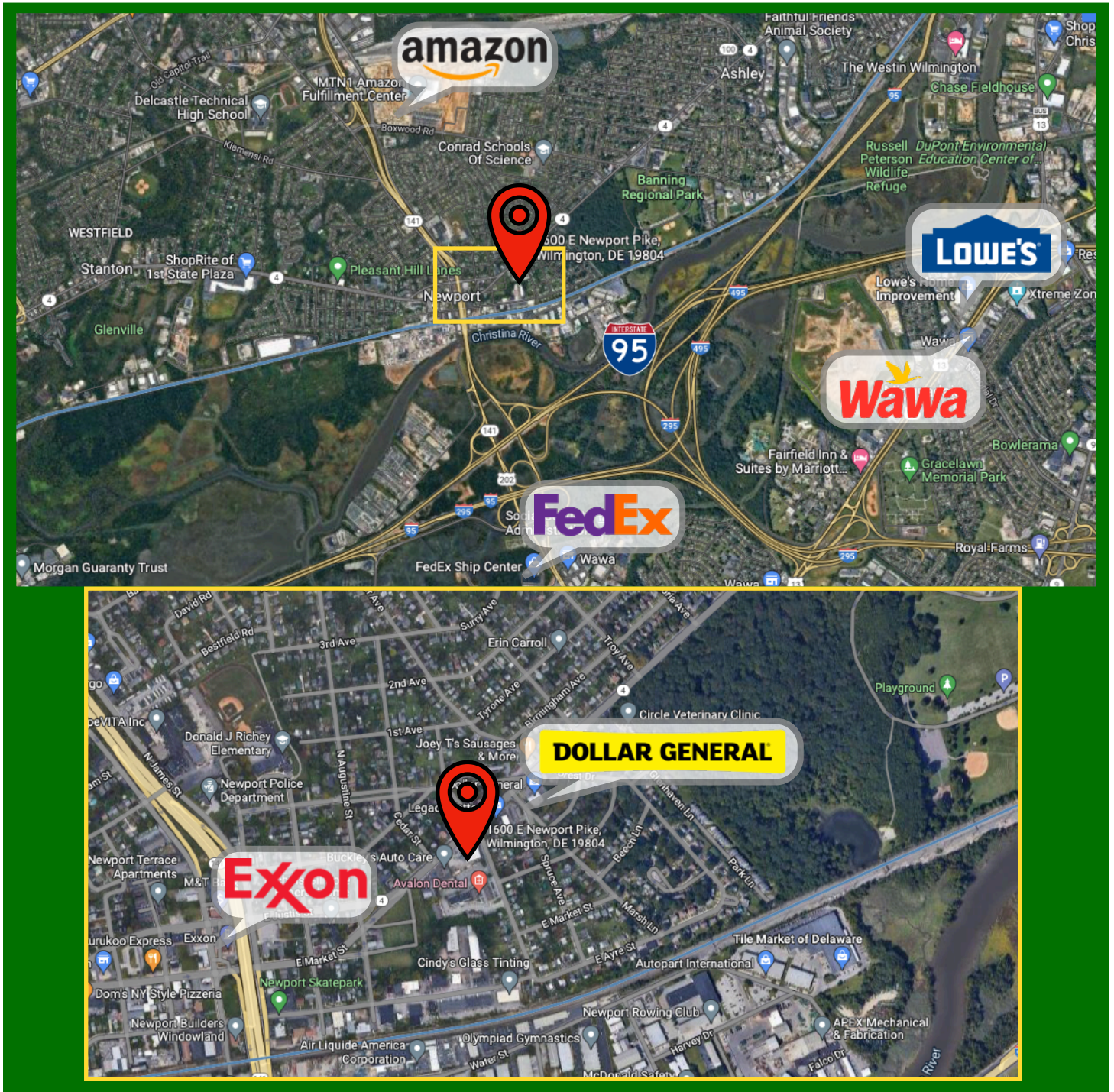
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## LOCATION MAP



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## PROPERTY GALLERY



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