



WAREHOUSE OR OFFICE
BUILDING WITH LAB SPACE
SUBLEASE

40
MCCULLOUGH
DRIVE

New Castle, DE 19720

ZACH REMPFER
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PROPERTY DESCRIPTION

Available for Sublease: Unlock the potential of this remarkable property, showcasing a spacious 24' clear height and a convenient drive-in dock. ISO 17025 Accredited Lab Space, this facility offers the flexibility to retain its current lab setup or convert back to warehouse use, providing versatile options to meet your business needs.

PROPERTY HIGHLIGHTS

- Existing Lab Space: Fully equipped and accredited, ideal for research and development
- Flexible Use: Transition seamlessly from lab to warehouse
- Power Ready: Equipped with 240V/200 AMP power to support your operations
- Office Fit-Out: Some existing office space for administrative functions
- One Standard Dock and One Drive In Door
- Availability: Ready for showings now, with a move-in date set for January 2025

OFFERING SUMMARY

Sublease Rate:	\$10.00 SF/yr (NNN)
Building SF:	21,000 +/- SF
Lot Size:	3.77 +/- Acres

GREAT LOCATION AND CONTACT INFORMATION

Strategically located just minutes from I-95, I-295, Route 13, and Route 141, this site offers exceptional accessibility for clients and employees alike. Plus, there's ample parking available for added convenience.

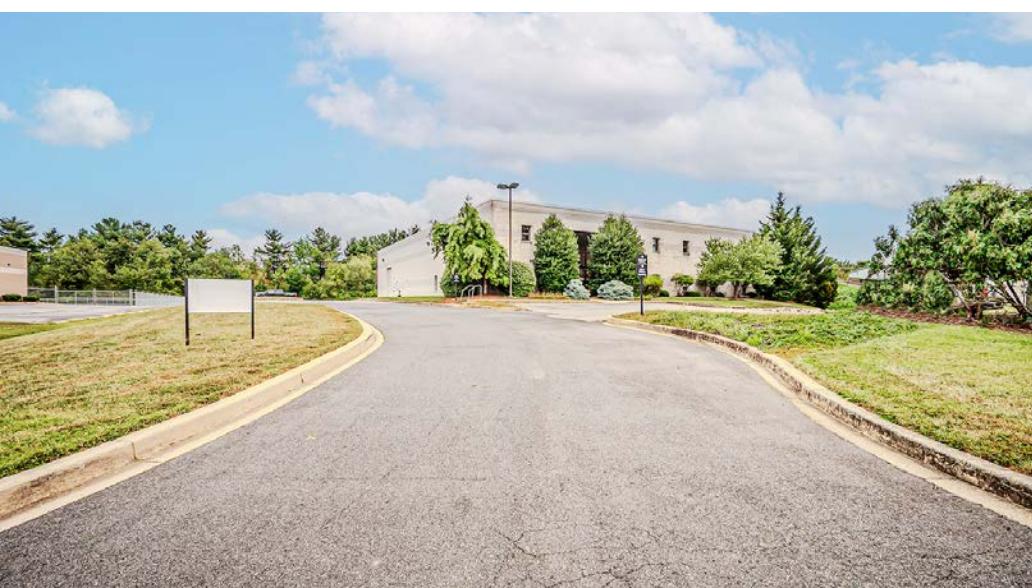
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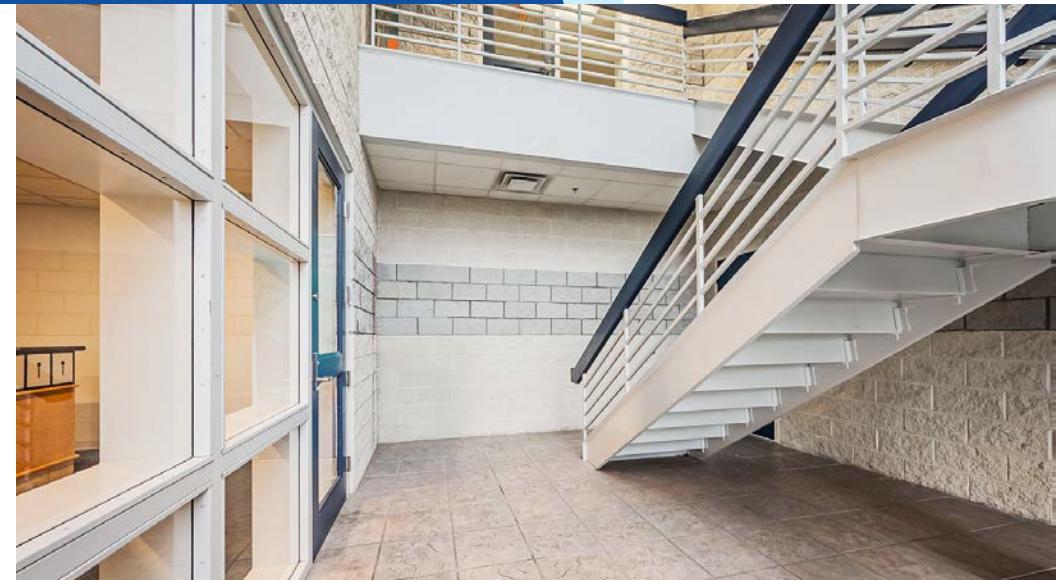
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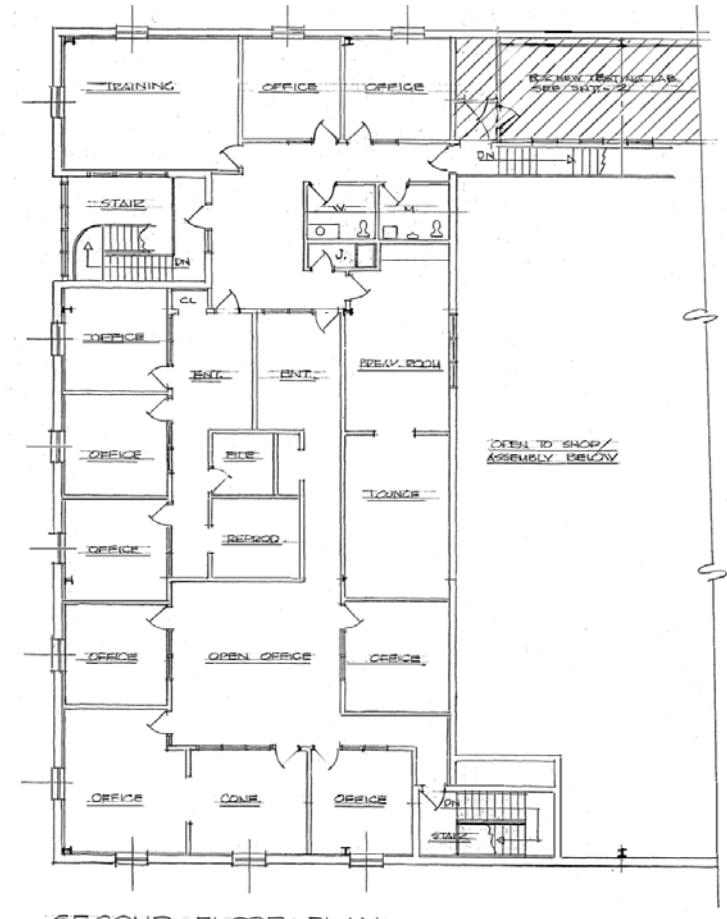
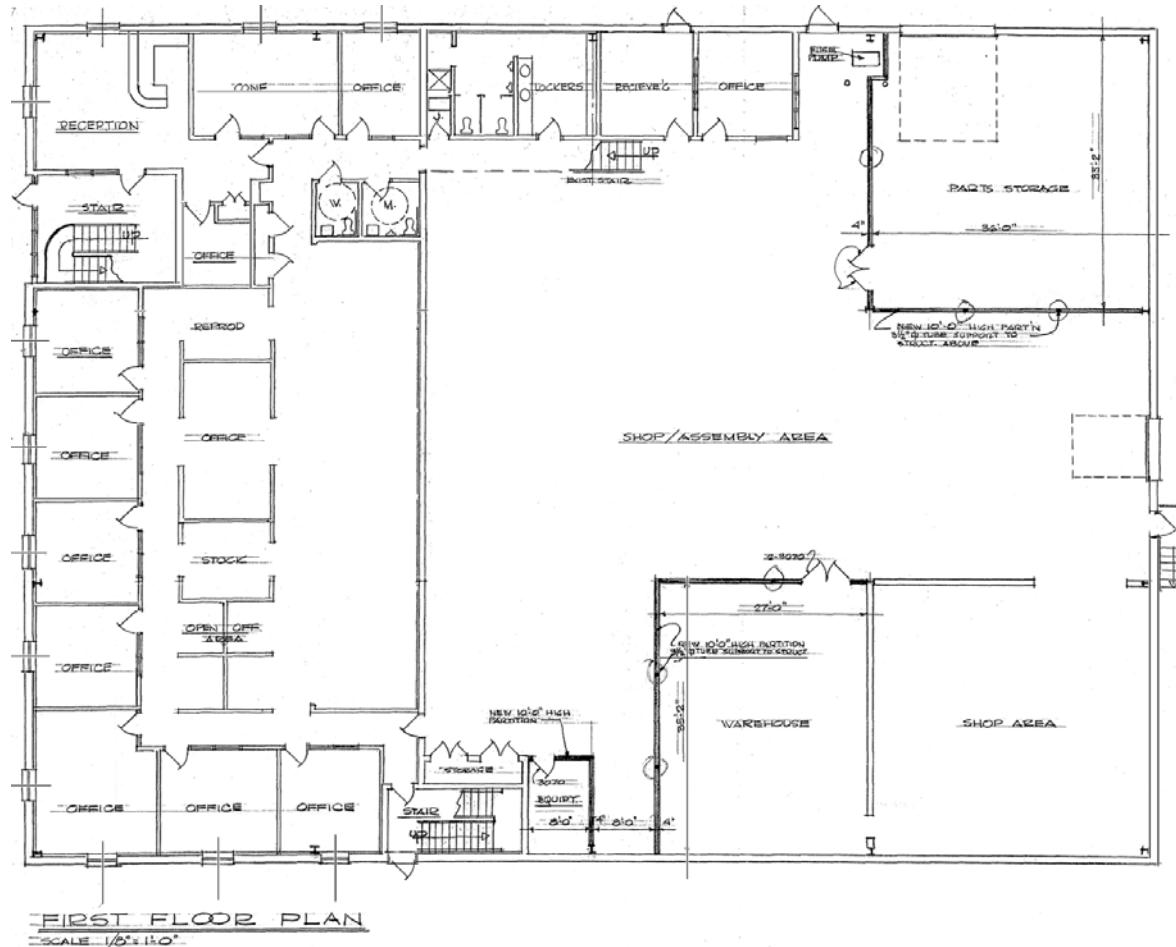
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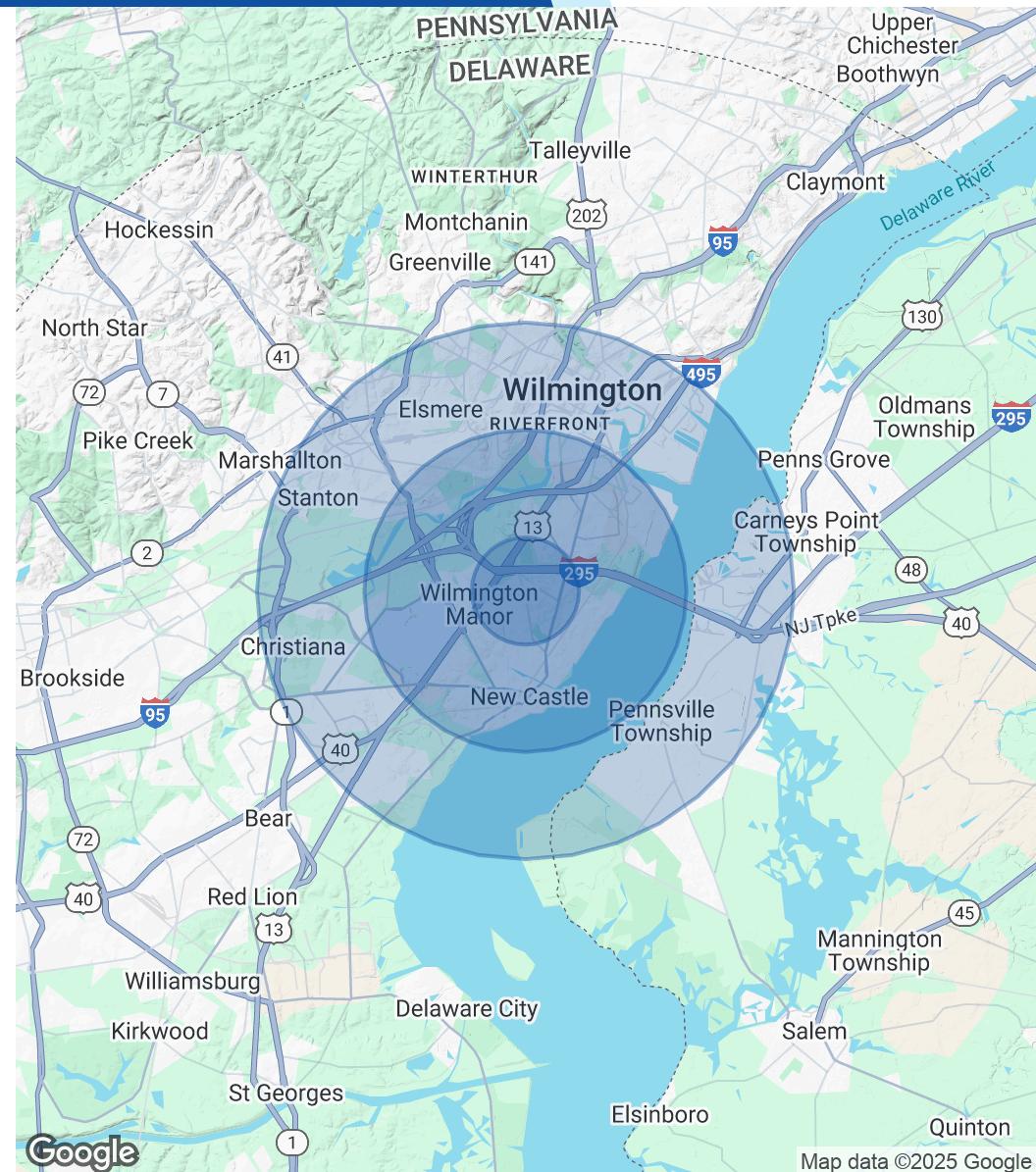
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,781	47,432	173,186
Average Age	40	40	40
Average Age (Male)	39	39	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,722	18,301	70,436
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$82,113	\$81,210	\$78,901
Average House Value	\$240,020	\$254,029	\$256,050

Demographics data derived from AlphaMap



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