

INDUSTRIAL PROPERTY
FOR LEASE

6521-6523
GOVERNOR
PRINTZ
BLVD

Wilmington, DE 19809



CHRIS MOORE, CCIM
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PROPERTY DESCRIPTION

Located on Governor Printz Blvd, a key commercial corridor, this property boasts high visibility from I-495 (AADT: 72,272 +/- VPD), enhancing its accessibility and exposure. With ample space suitable for a variety of uses, from light industrial to office/warehouse operations, this property offers exceptional flexibility, functionality, and a prime location with a fenced storage yard.

PROPERTY HIGHLIGHTS

- Property is two parcels comprised of 6521 Governor Printz: 1.15 +/- Acres and 6523 Governor Printz: .38 +/- Acres
- Total Acreage: 1.53 +/- Acres
- Building size is 12,150 +/- SF and includes 3-4 offices, 2 bathrooms, break room, reception area and shop/warehouse/storage space with 1.25 +/- Acres of exterior lay down space

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Lot Size:	1.53 +/- SF
Building Size:	12,150 +/- SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,308	24,099	68,629
Total Population	5,239	57,381	163,783
Average HH Income	\$115,328	\$105,222	\$107,312

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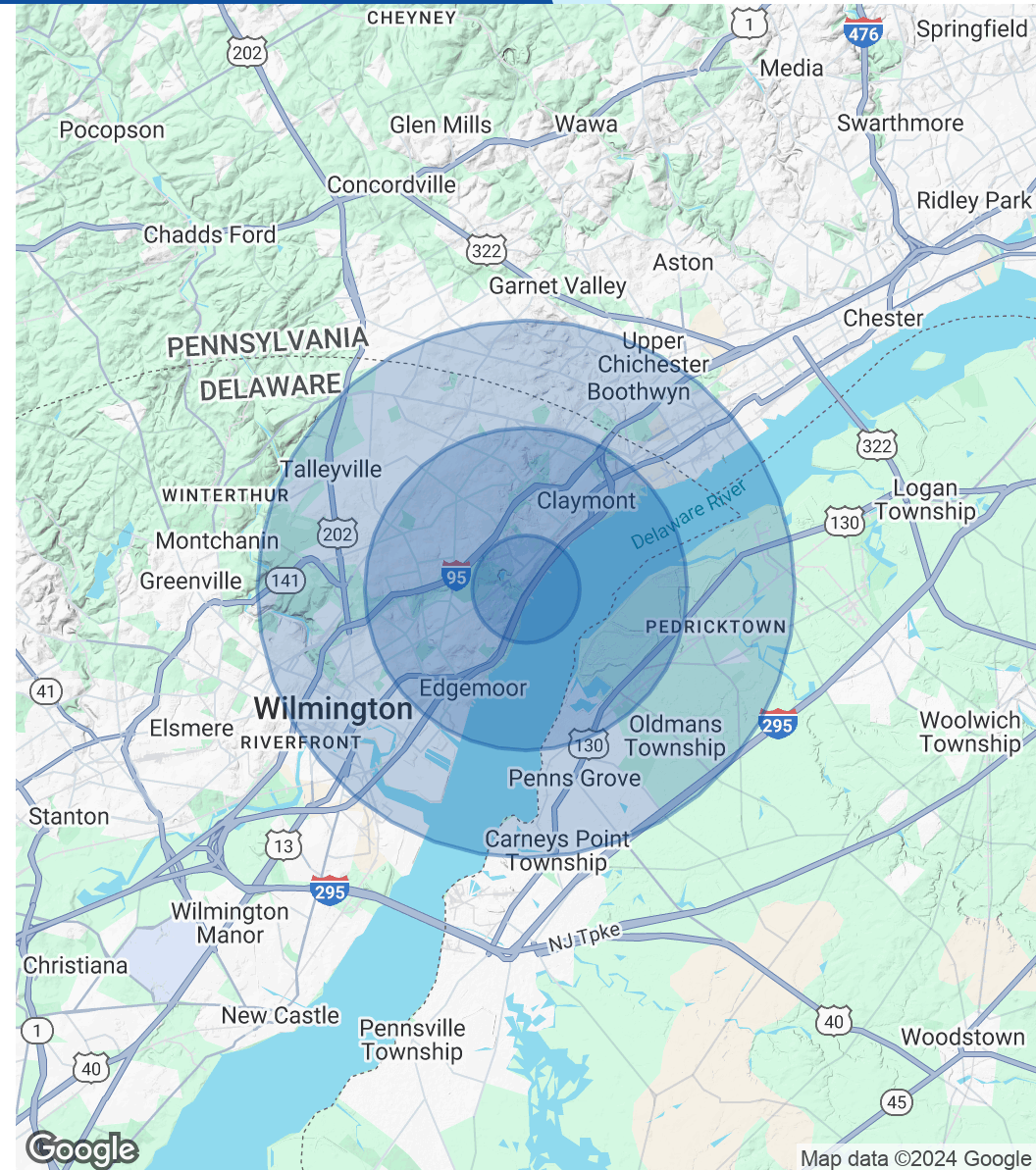
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,239	57,381	163,783
Average Age	43	43	42
Average Age (Male)	42	41	41
Average Age (Female)	45	44	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,308	24,099	68,629
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$115,328	\$105,222	\$107,312
Average House Value	\$371,573	\$355,406	\$349,567

Demographics data derived from AlphaMap



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