



### PROPERTY DESCRIPTION

**Prime industrial outdoor storage site available for Lease in New Castle, DE!** Situated within 0.5 miles of I-95/I-295, this Property features 1.90 acres of secured, fenced-in yard space in addition to a 2,645 SF +/- flex building complete with two (2) high-bay overhead doors, two (2) private offices, and one (1) restroom. Ideal opportunity for both industrial and commercial users seeking a convenient location in the heart of northern New Castle County that is accessible to all major highways.

### PROPERTY FEATURES

- **Building Size:** 2,645 SF +/-
- **Lot Size:** 1.90 acres
- **Zoning:** HI (Heavy Industrial)
- **Rental Rate:** \$15,200.00/Month NNN
  - > **Building Rental Rate:** \$13.00/SF NNN
  - > **Yard Space Rental Rate:** \$6,500.00/acre/month NNN

### PROPERTY FEATURES

- **Ceiling Height:** 15' in high bay portion
- **Overhead Doors:** Two (2)
  - > One (1) 14'x24' (automatic)
  - > One (1) 14'x12'
- **Electric:** One (1) 200 Amp panel
- **Restroom:** One (1) complete with shower
- **Fenced-in yard space and lit**



For More Information, Contact:

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**DSM Commercial**  
Real Estate Services  
3304 Old Capitol Trail  
Wilmington, DE 19808  
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415 Old Airport Road  
New Castle, DE 19720

I-95 INDUSTRIAL OUTDOOR  
STORAGE  
**FOR LEASE**



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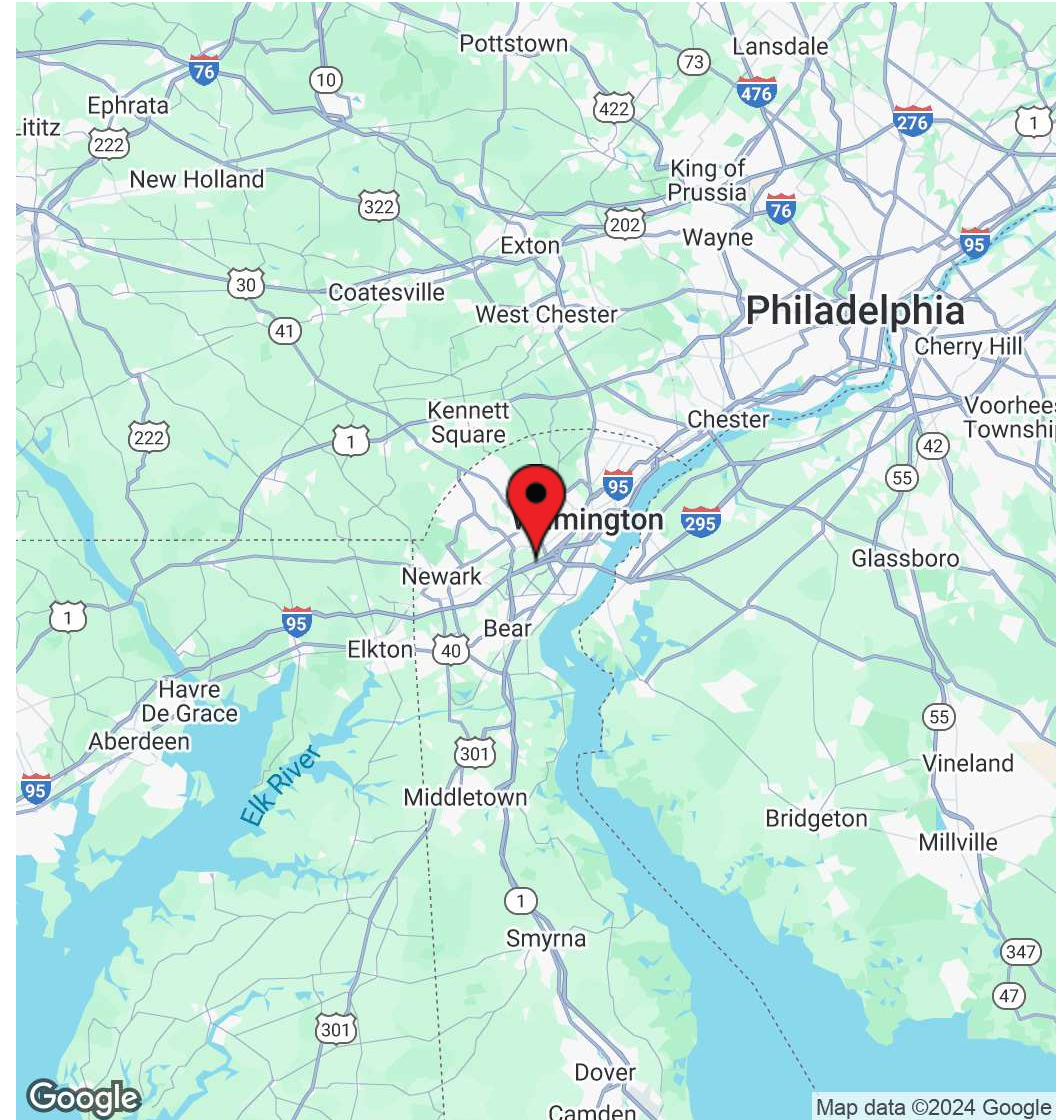
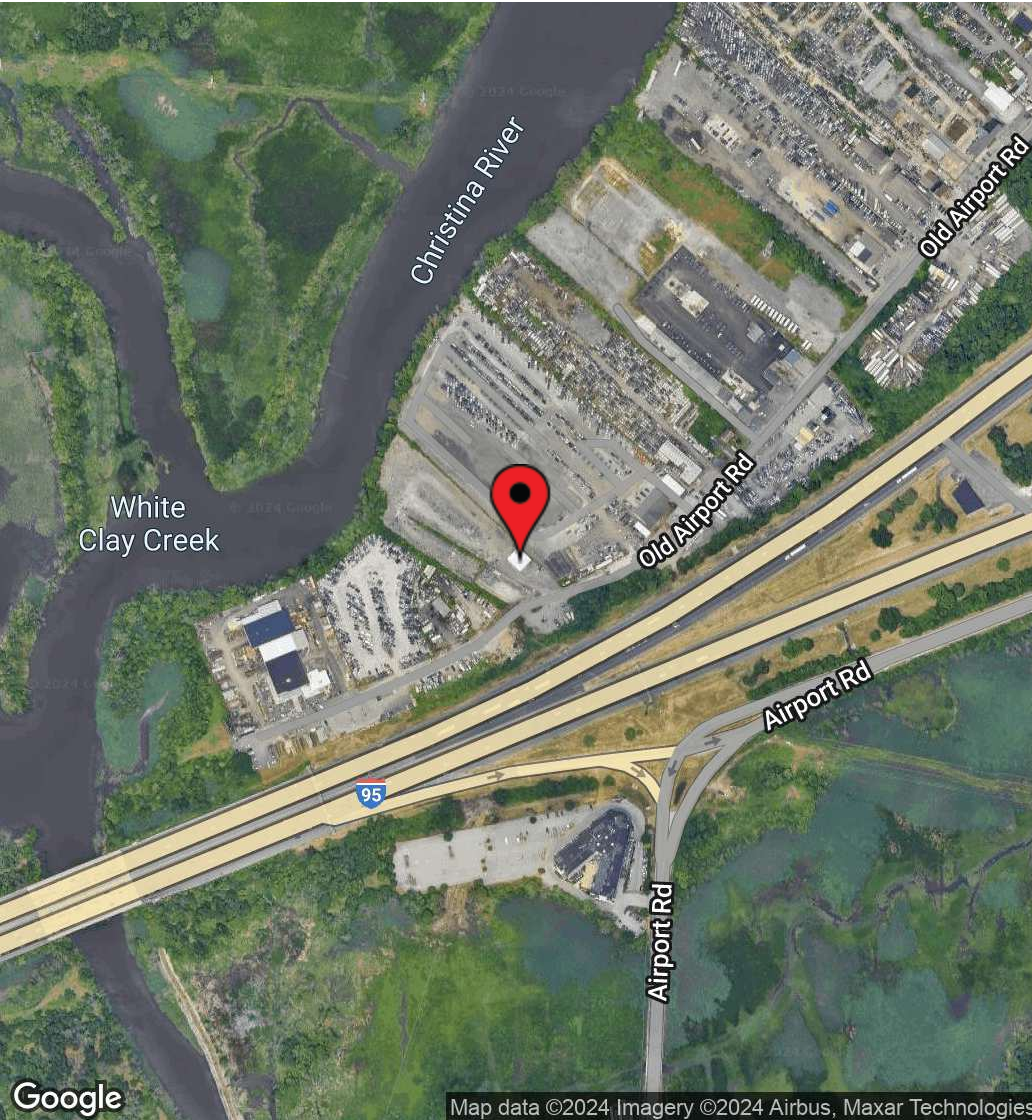
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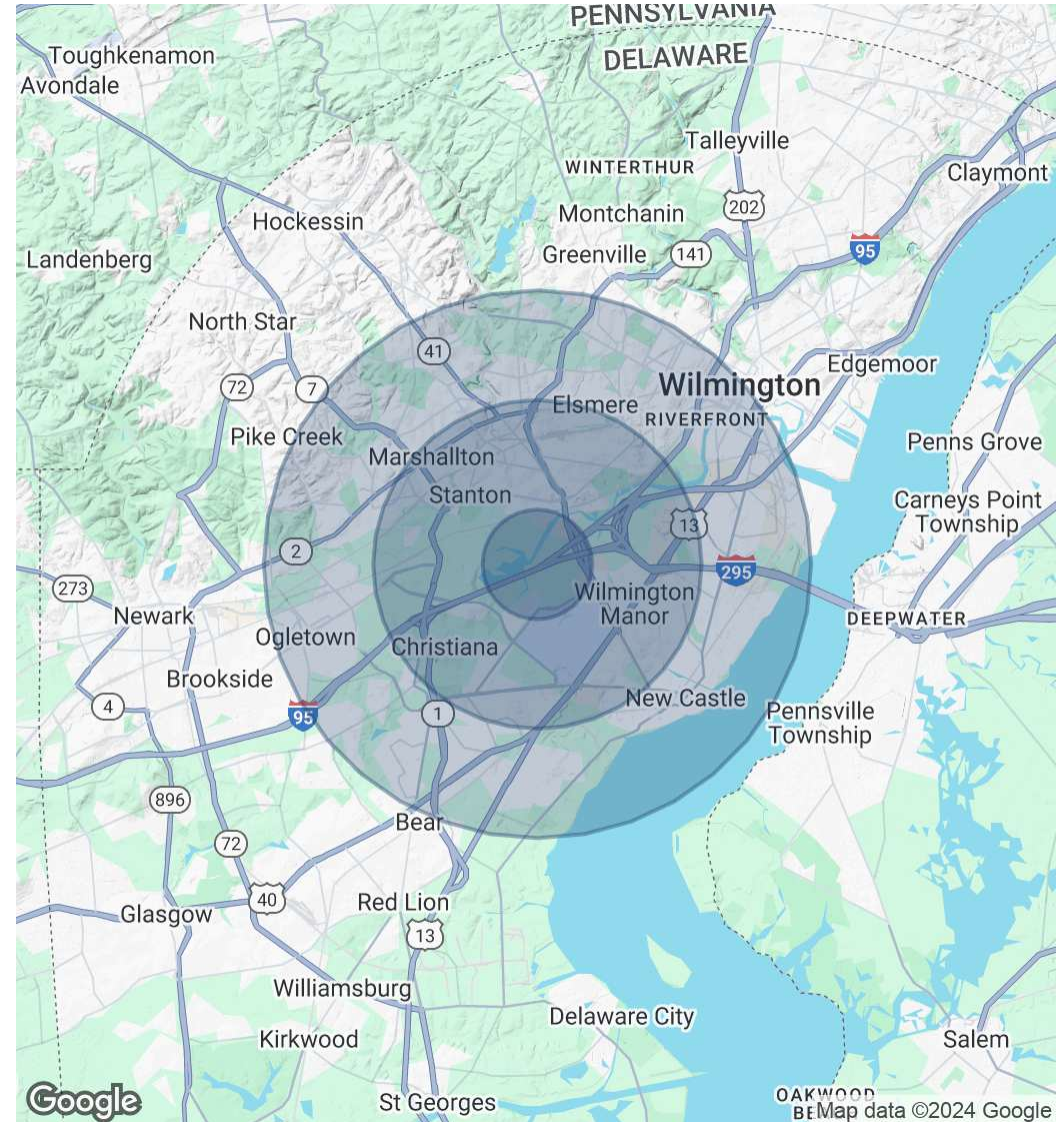


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,348	58,751	203,520
Average Age	40.8	39.4	39.0
Average Age (Male)	37.2	38.7	37.8
Average Age (Female)	42.8	40.2	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	627	23,611	86,174
# of Persons per HH	2.1	2.5	2.4
Average HH Income	\$61,819	\$71,707	\$72,932
Average House Value	\$213,136	\$202,490	\$217,239

2020 American Community Survey (ACS)



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