

WAREHOUSE FOR LEASE

# 6519 GOVERNOR PRINTZ

6519 Governor Printz Blvd  
Wilmington, DE 19809

**TYLER FORESTA**

Sales & Leasing  
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Up to 9,000 +/- SF Available



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## PROPERTY DESCRIPTION

Prime Flex Warehouse location just off I-495 in Wilmington, DE. Each unit features: an office and a private bathroom featuring a utility sink, mini-split HVAC unit in the office as well as gas-fired heater serving the warehouse space. Tenants can choose from options of 3,000 +/- SF, 6,000 +/- SF, or the entire building at 9,000 +/- SF.

## PROPERTY HIGHLIGHTS

- Potential for up to 9,000 +/- SF Contiguous
- Six Dedicated Parking Spaces per 3,000 +/- SF Unit
- Two 18'H x 14'W Rollup doors in a drive through arrangement (per unit)
- Currently 3-Phase 240V, could be upgraded to 480V High-leg power (per unit)
- 20' clear (in each unit)
- Monthly Rent Includes Water, and Sewer (for each unit)
- Looking for a 5+ Year Tenancy. No Auto-Related Uses

## OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (NNN)
Unit A - Available SF:	3,000 +/- SF
Unit B - Available SF:	3,000 +/- SF
Unit C - Available SF:	3,000 +/- SF
Total Building Available SF:	9,000 +/- SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,305	23,628	72,614
Total Population	5,351	55,996	165,963
Average HH Income	\$92,539	\$91,635	\$85,031

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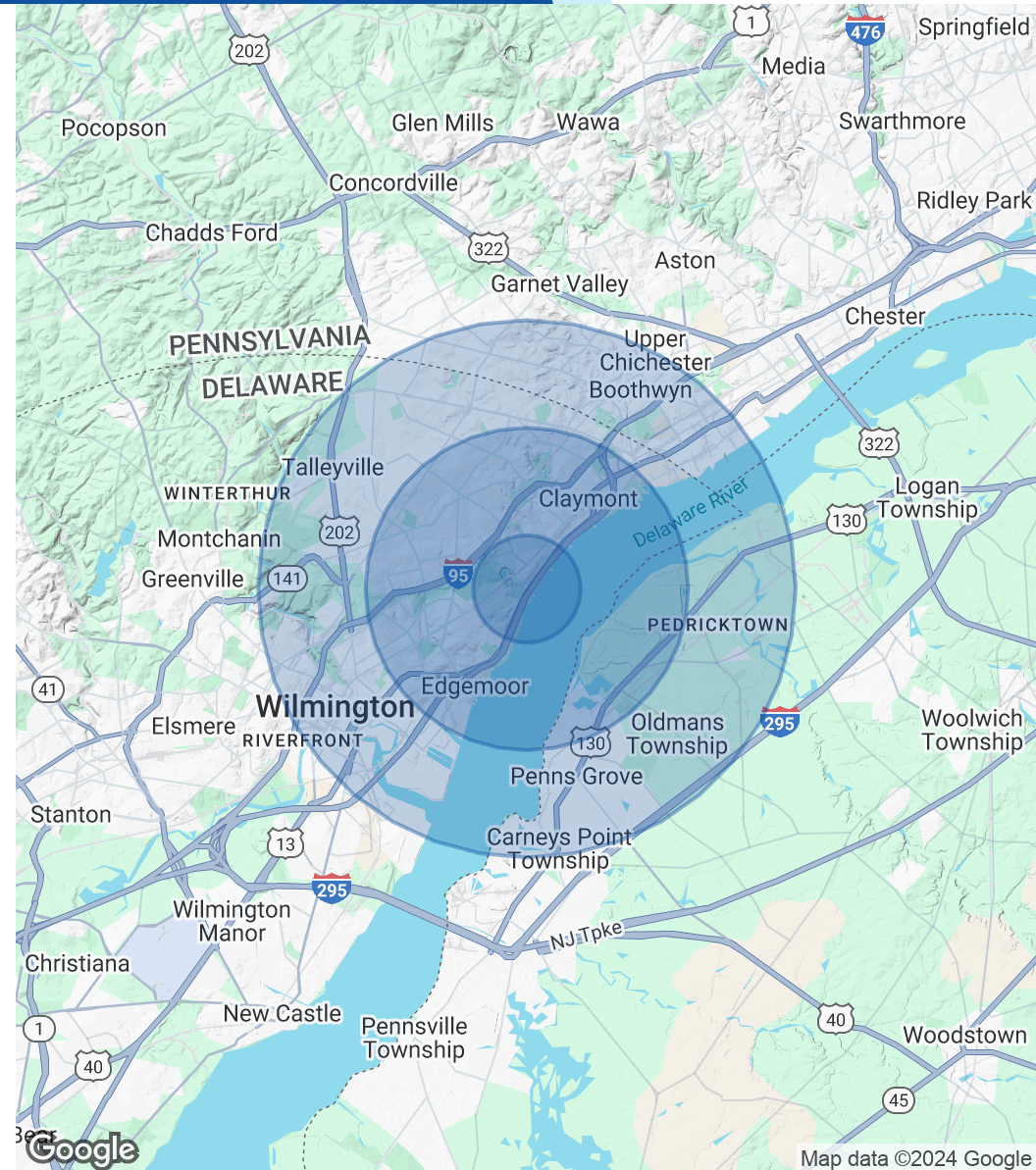
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,351	55,996	165,963
Average Age	37.3	41.4	40.5
Average Age (Male)	33.9	39.2	38.0
Average Age (Female)	37.7	43.2	42.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,305	23,628	72,614
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$92,539	\$91,635	\$85,031
Average House Value	\$235,164	\$264,531	\$244,444

2020 American Community Survey (ACS)



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