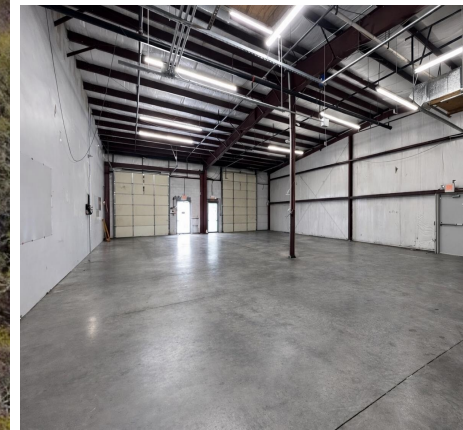


# GFP Business Park

FOR LEASE | LIGHT INDUSTRIAL/FLEX SPACE



2860 Ogletown Road  
Newark, DE 19713

**Andy Fox**  
DSM Commercial  
(302) 283-1800  
afox@dsmre.com

**Alicia Fox**  
DSM Commercial  
(302) 283-1800  
alicia@dsmre.com

**DSM**  
COMMERCIAL

# HIGHLIGHTS

- Industrial flex space available for lease at GFP Business Park in Newark, Delaware. The property consists of eight well-maintained multi-tenant and single-tenant light industrial buildings serving a variety of industrial, service, and flex users.
- Multiple unit sizes available
- Drive-in overhead doors
- Functional office / warehouse layouts
- Excellent access to I-95 and Route 273
- Minimum of 3 year lease term



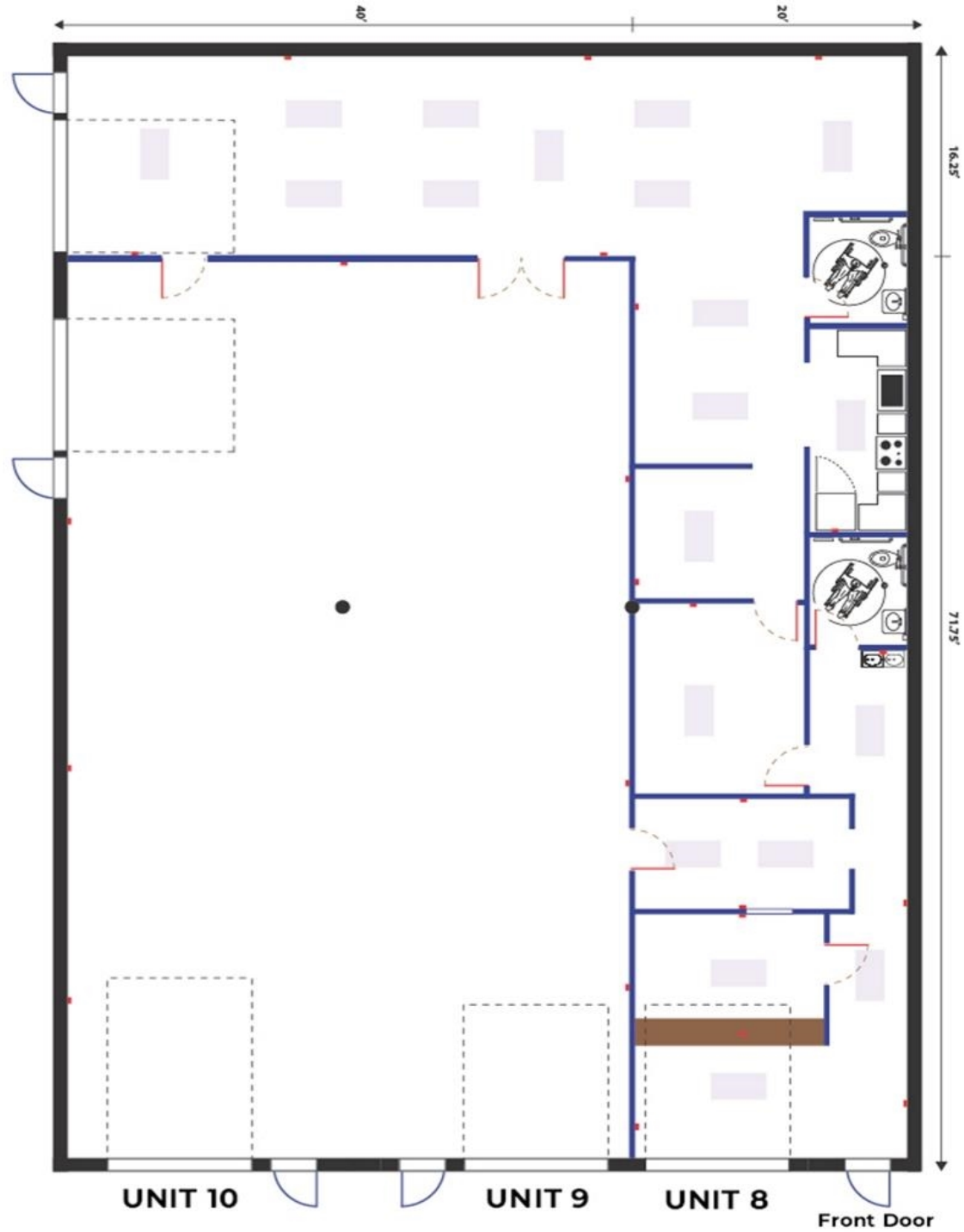
Suite	Space	Floor	Size	Lease Rate	Lease Type	Notes
7	Building #6	1	1,700 SF	\$12.00 PSF (Yearly) - Lease Term: 3-5 Years	NNN	1,700 SF unit available in GFP Business Park. Small office fit out at the rear of the unit. Includes one bathroom, gas heat throughout the shop area and one drive in overhead door (14' high). Can be combined with the adjacent unit which is 5,100 SF.
8-10	Building #6	1	5,100 SF (Can be combined with adjacent unit which is 1,700 )	\$12.00 PSF (Yearly)	NNN	Three contiguous units (1,700 SF each) totaling 5,100 SF. Unit 8 is fully built out as office with 5 offices, two bathrooms, and kitchen/breakroom. Units 9 & 10 are mostly open warehouse with rear office and two drive-in doors (12' & 14'). Unit 7 may be added for up to 6,800 SF total.
Entire Building	Building #7	1	2,900 SF (Stand alone building)	\$12.00 PSF (Yearly)	NNN	2,900 SF stand-alone building with three drive-in overhead doors and approximately 900 SF of finished office space, including reception/waiting area, ADA bathroom, utility closet, and two large offices (one currently used as a conference/break room). The 2,000 SF warehouse features 13'5" ceilings, gas heat, one bathroom, and three 12' overhead doors. Tenant can vacate within 30 days of executing a new lease.



Building 6 | Unit 7



## Building 6 | Units 8-10



## Building 6 | Units 8-10 Floor Plan



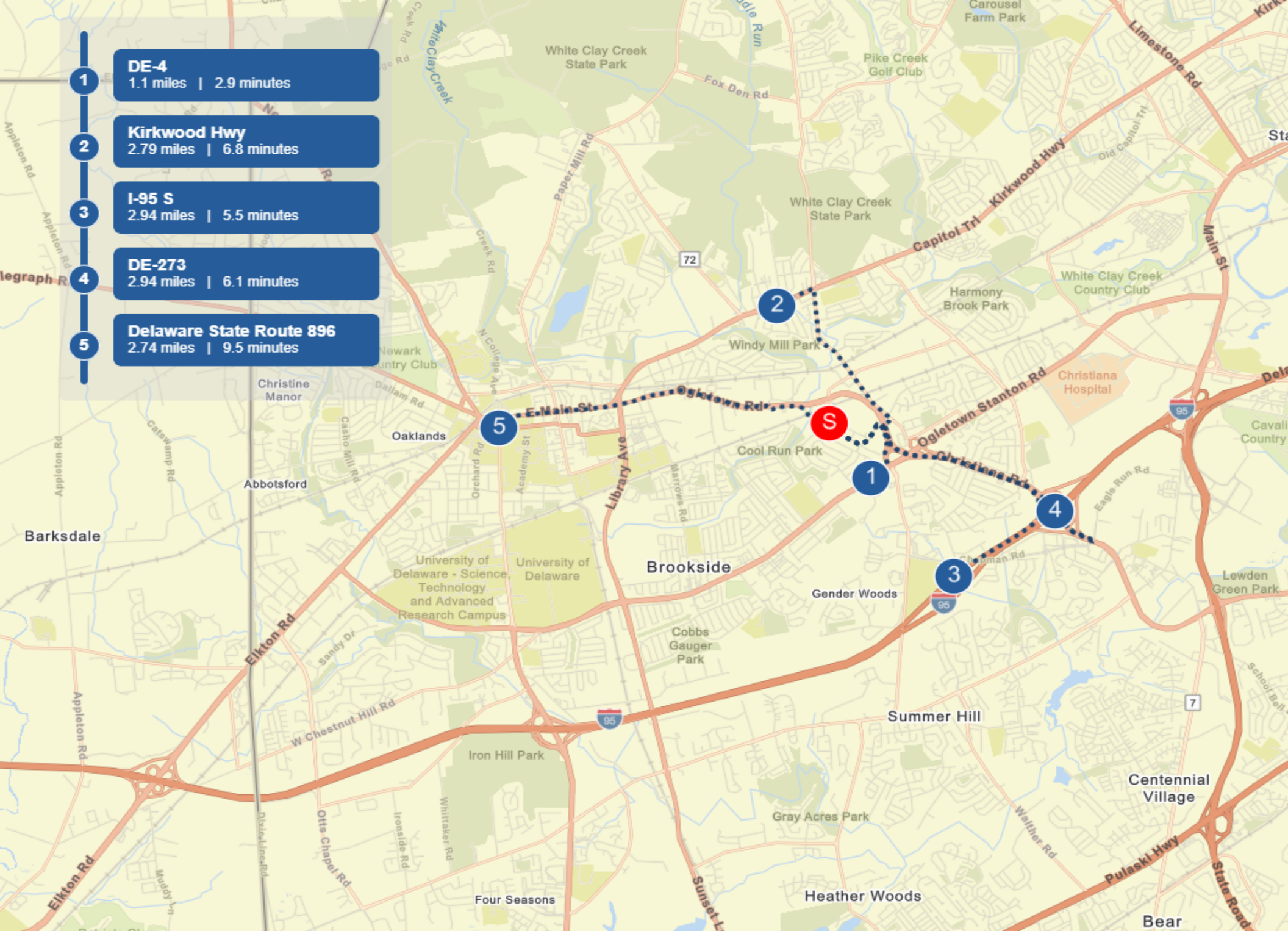
Building 7 Office Area



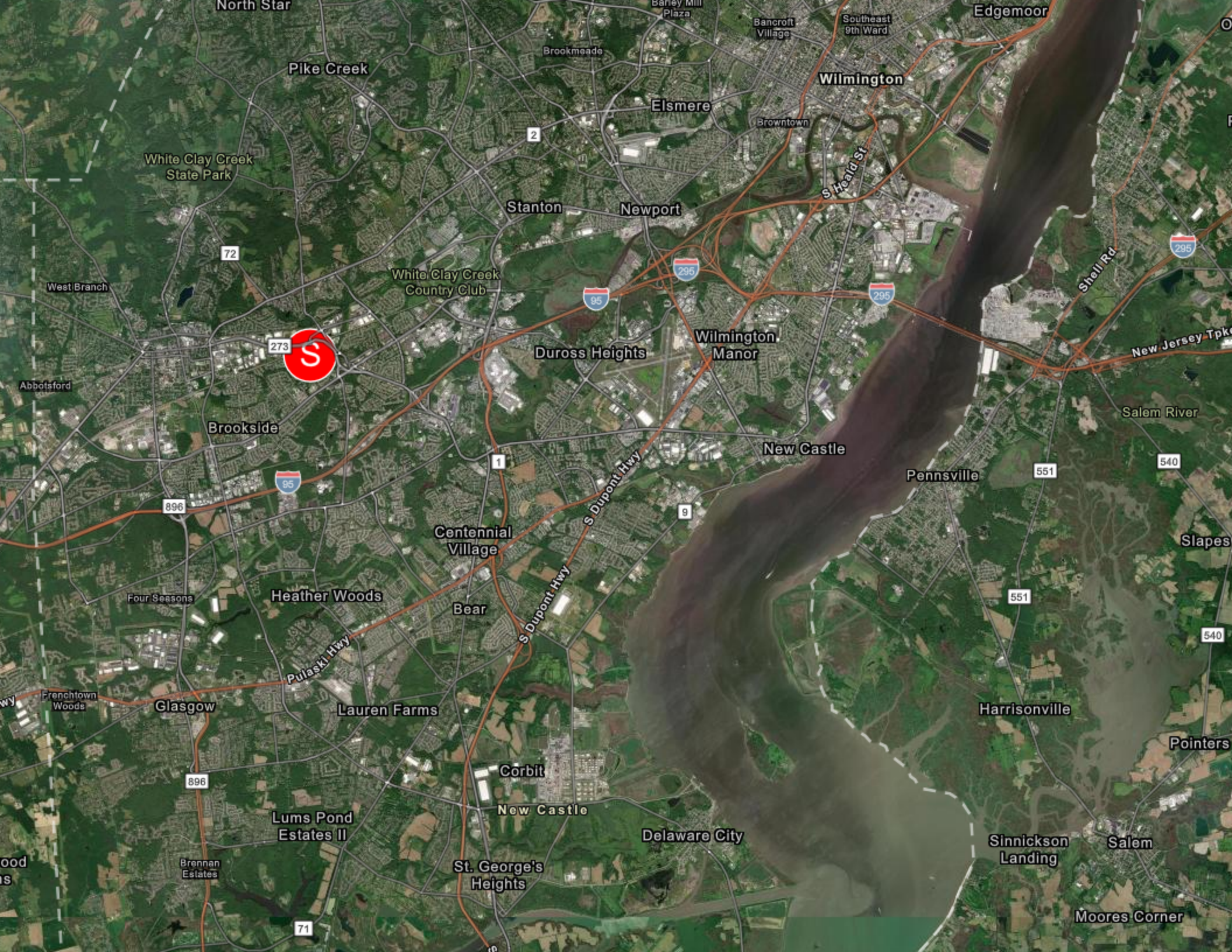
## Building 7 Warehouse Area



# Building 7 Floor Plan



- 1** DE-4  
1.1 miles | 2.9 minutes
- 2** Kirkwood Hwy  
2.79 miles | 6.8 minutes
- 3** I-95 S  
2.94 miles | 5.5 minutes
- 4** DE-273  
2.94 miles | 6.1 minutes
- 5** Delaware State Route 896  
2.74 miles | 9.5 minutes



## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from DSM Commercial and it should not be made available to any other person or entity without the written consent of DSM Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to DSM Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. DSM Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, DSM Commercial has not verified, and will not verify, any of the information contained herein, nor has DSM Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*

**Andy Fox**  
DSM Commercial  
(302) 283-1800  
afox@dsmre.com

**Alicia Fox**  
DSM Commercial  
(302) 283-1800  
alicia@dsmre.com



Brokerage License No.: 2012602342  
www.dsmre.com

powered by CREOP