

**PROPERTY DESCRIPTION**

This versatile 3,000-square-foot flex space at 103 Rogers Road offers an ideal solution for light industrial, warehousing, or office/showroom use in Wilmington's vibrant industrial corridor. Featuring a generous 16-foot clear ceiling height, the space easily accommodates a variety of operational needs.

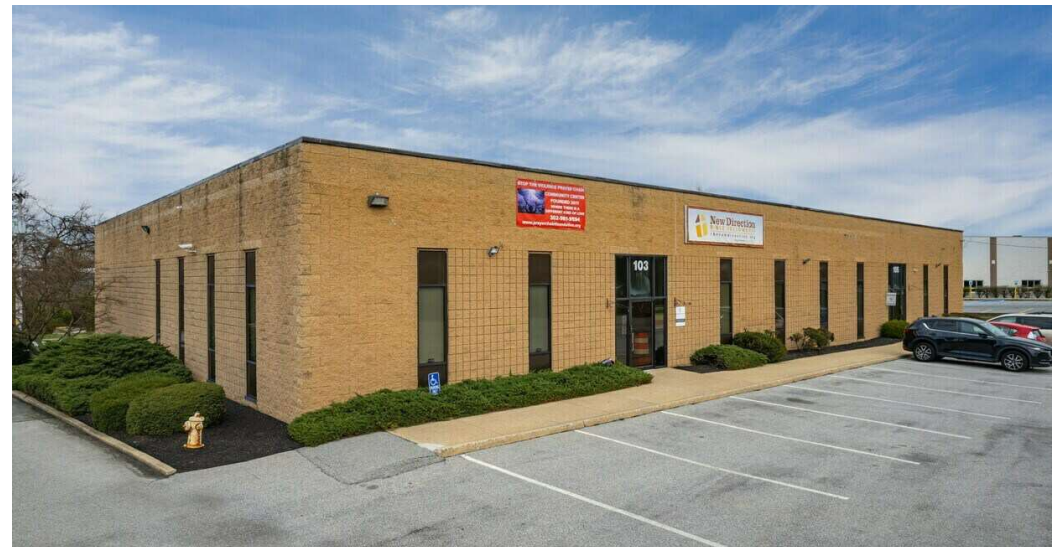
Key features include a 12-foot loading dock for efficient shipping and receiving, as well as flexible floor plans that can be customized to suit your specific business needs. The location provides convenient access to major highways and is supported by ample parking.

**PROPERTY DETAILS**

- **Building Size:** 3,000 SF
- **Lease Rate:** \$12/SF + NNN
- **Zoning:** CR
- **Ceiling Height:** 16' feet
- **Loading Dock:** 12' foot

**PROPERTY HIGHLIGHTS**

- **Location:** Minutes from I-95
- **Versatile Space:** Ideal for office, flex, or light industrial use with functional layout.
- **Ample Parking:** On-site surface parking with easy access for employees.



For More Information, Contact:

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3304 Old Capitol Trail  
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**FLEX SPACE**

103 Rogers Road  
Wilmington, DE 19801

**FLEX PROPERTY  
FOR LEASE**



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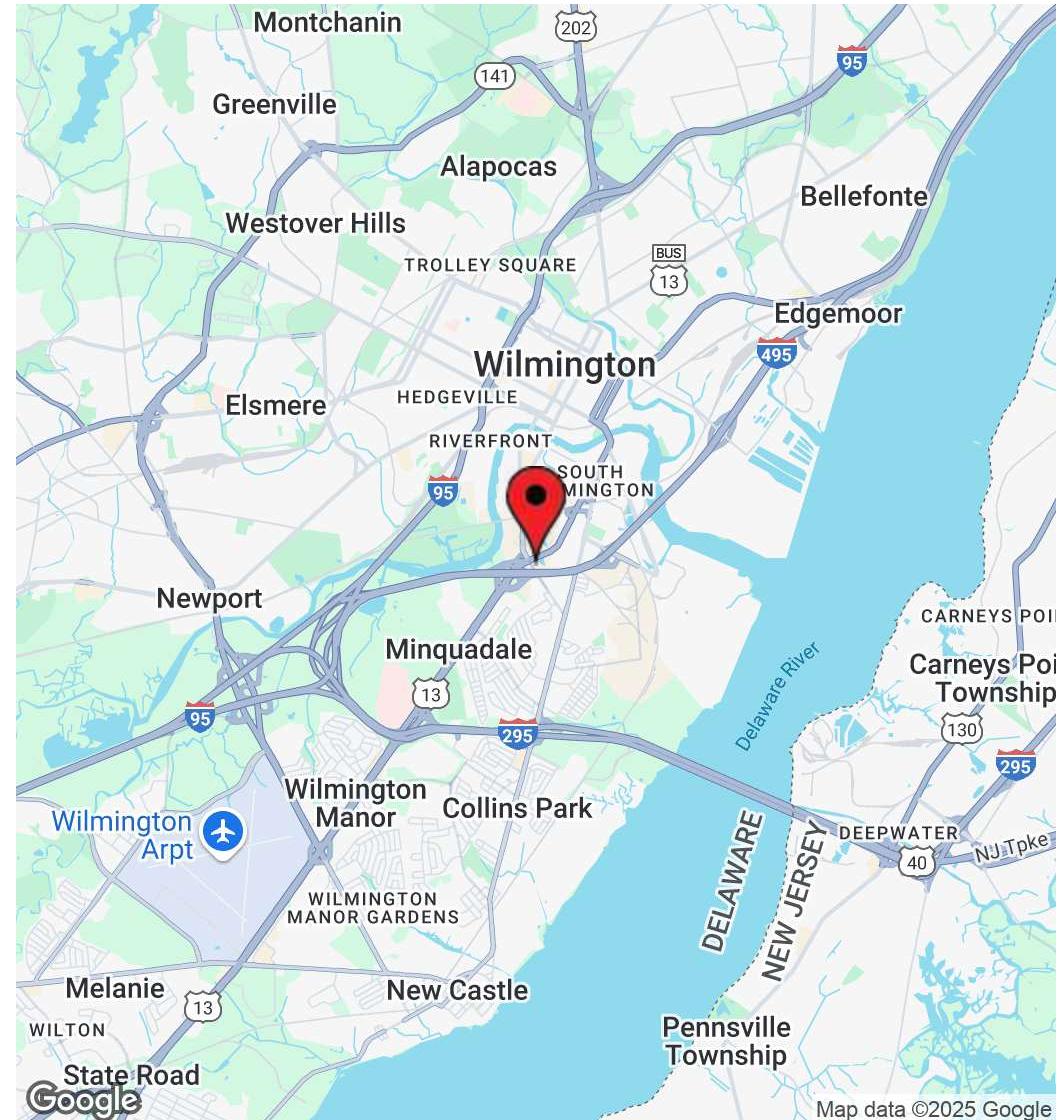
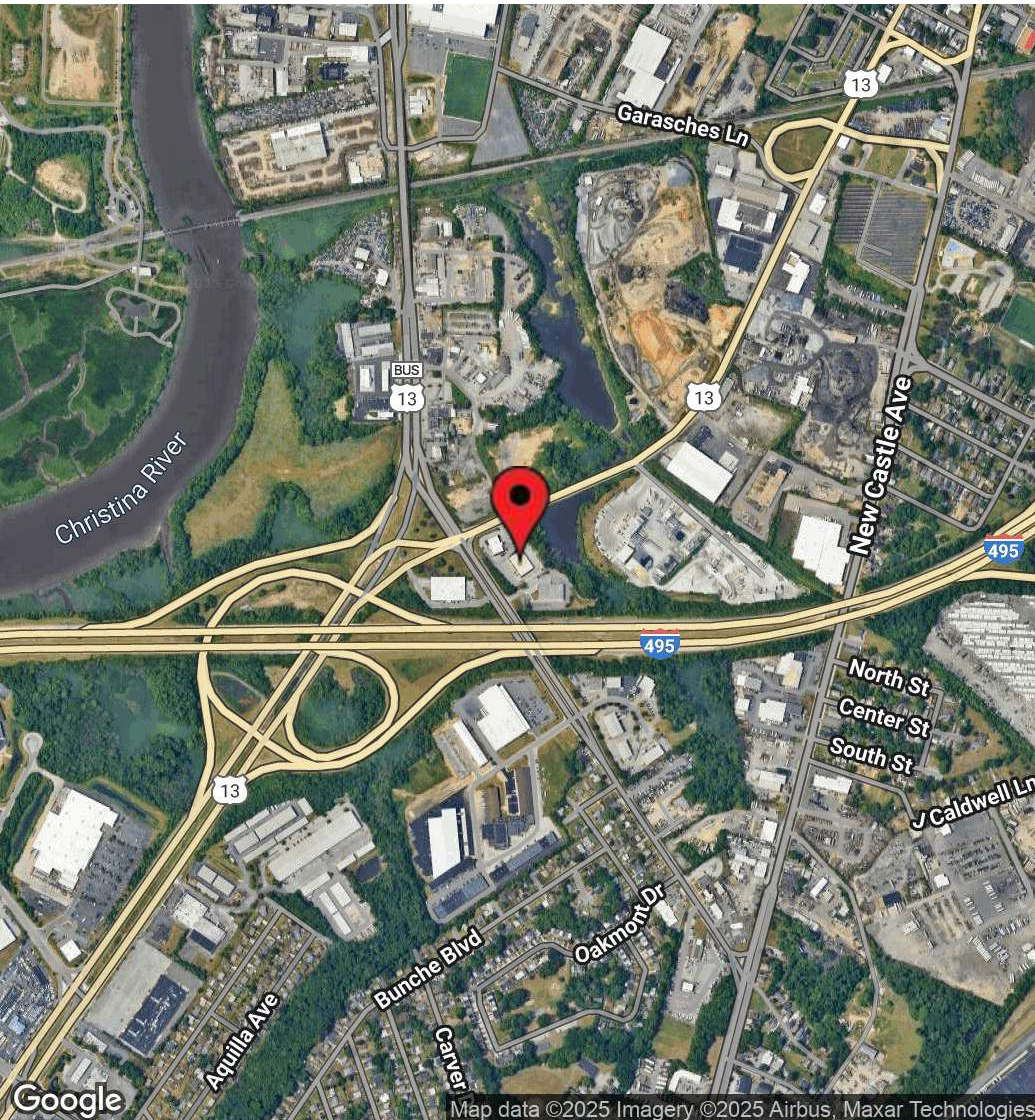




## FLEX SPACE

103 Rogers Road  
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## FLEX PROPERTY FOR LEASE



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## FLEX SPACE

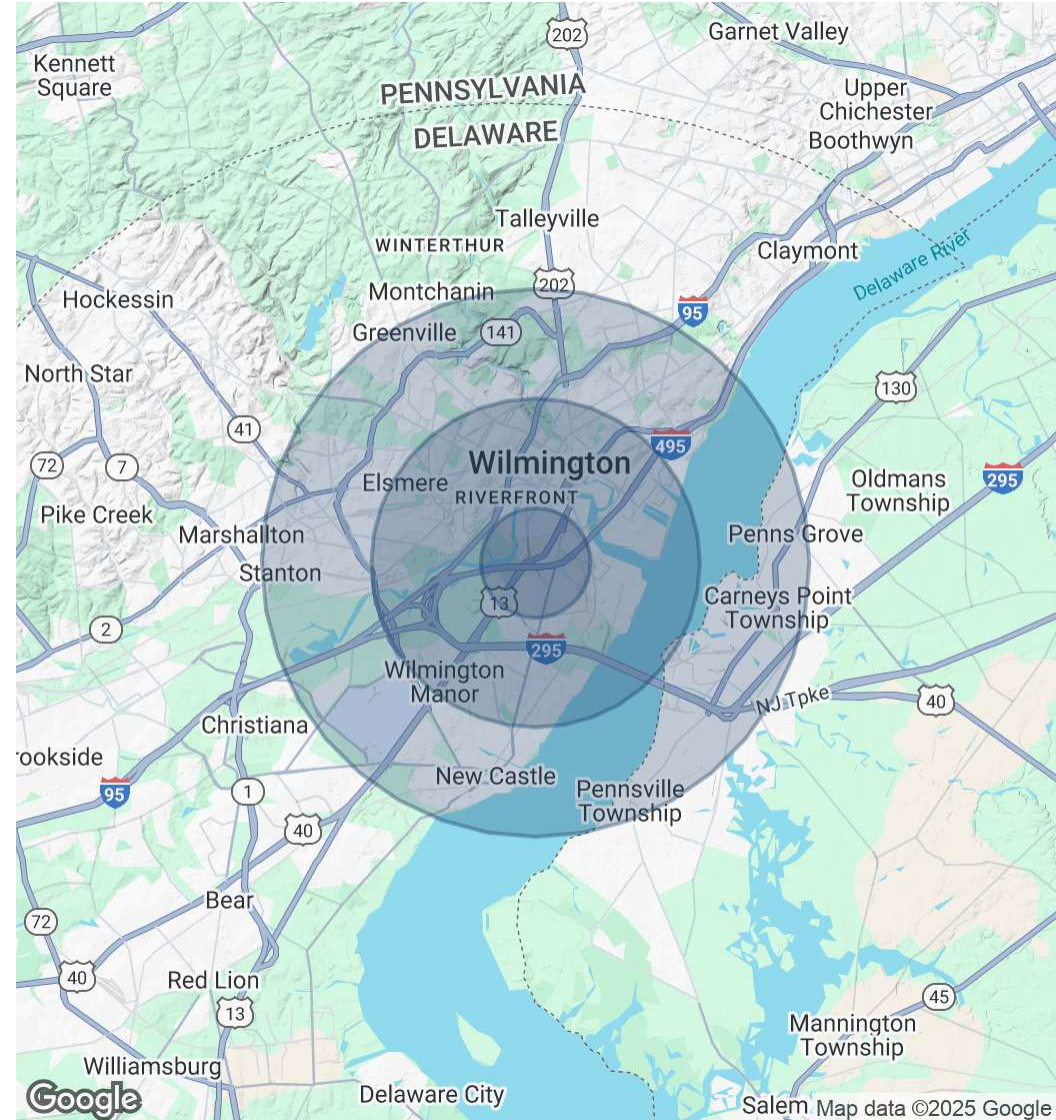
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## FLEX PROPERTY FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,047	100,043	179,004
Average Age	40	39	41
Average Age (Male)	38	37	39
Average Age (Female)	41	40	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,283	40,780	74,139
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$69,057	\$72,741	\$85,079
Average House Value	\$207,592	\$239,483	\$301,142

Demographics data derived from AlphaMap



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