

Flex Space for Sale or Lease 200 N. Bassett Street

Clayton, DE 19938



AVAILABLE SPACE

Building Size:	+/- 6,660 SF
Warehouse:	+/- 5,220 SF
Office:	+/- 1,440 SF
Lot Size:	+/- 1.6 AC
Zoning:	Industrial
Sale Price:	\$850,000
Lease Rate:	\$10/SF NNN

PROPERTY DESCRIPTION

High quality clear span flex warehouse building on corner lot with +/- .72 acres paved lot. Centrally located in Kent County. Ideal property for contractors, warehouse distribution, light manufacturing.

For more information, please contact:

Neil Kilian, CCIM, SIOR

302 221 7256 Direct 302 521 7291 Cell tplemmons@emoryhill.com

Tim Plemmons, MICP

302 221 7255 Direct 610 675 5591 Cell tplemmons@emoryhill.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN NOR ARE ANY TO BE IMPLIED.

Emory Hill Real Estate Services Inc. 10 Corporate Circle, New Castle, DE 19720 302 922 9500 naiemoryhill.com



Flex Space for Sale or Lease 200 N. Bassett Street

Clayton, DE 19938

WAREHOUSE: +/- 5,220 SF

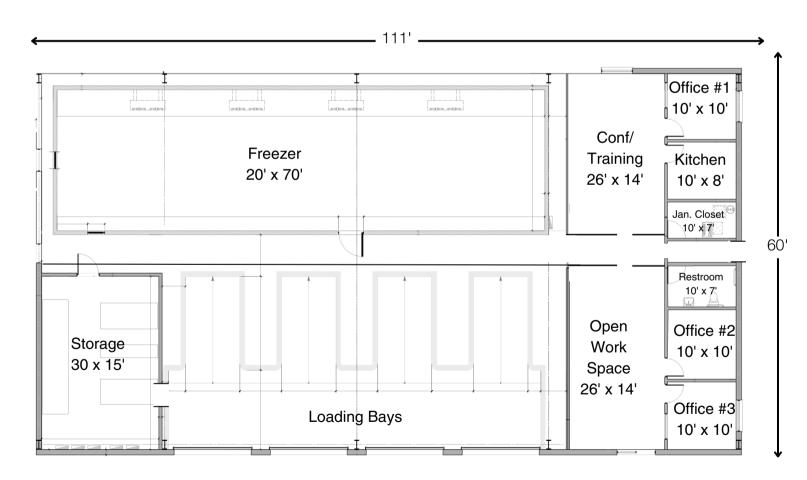
- +/- 1,400 SF of cold storage
- +/- 350 SF electrical & secure storage room
- · Power: 800 amps/3 phase
- Ceiling Height: 16'

LOADING:

- Four (4) 12' x 12' drive ins
- One (1) 8' x 10' high bay loading door

OFFICE: +/- 1,440 SF

- Two (2) 26' x 14' conference/training/break room
- Three (3) +/- 10' x 10' private offices
- One (1) 7' x 10' restroom
- One (1) 7 x 10' mechanical/janitorial room with wash basin
- One (1) 8 x 10' kitchen

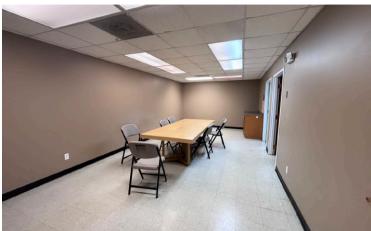




Flex Space for Sale or Lease 200 N. Bassett Street

Clayton, DE 19938













• 10 Corporate Circle, Suite 100, New Castle, DE 19720

302 322 9500



naiemoryhill.com

Neil Kilian, CCIM, SIOR

c: 302 521 7291

e: neilkilian@emoryhill.com

Tim Plemmons, MICP

c: 610 675 5591

e: tplemmons@emoryhill.com





Flex Space for Sale or Lease 200 N. Bassett Street Clayton, DE 19938



Neil Kilian, CCIM, SIOR

c: 302 521 7291

e: neilkilian@emoryhill.com

Tim Plemmons, MICP

c: 610 675 5591

10 Corporate Circle, Suite 100, New Castle, DE 19720

e: tplemmons@emoryhill.com

Na lemory Hill

naiemoryhill.com

302 322 9500



Flex Space for Sale or Lease 200 N. Bassett Street Clayton, DE 19938



Neil Kilian, CCIM, SIOR

c: 302 521 7291

e: neilkilian@emoryhill.com

Tim Plemmons, MICP

c: 610 675 5591

e: tplemmons@emoryhill.com

Na IEmory Hill