



AVAILABLE SPACES

Suites A & B: +/- 7,034 SF

Lease Rate: Negotiable (NNN)

Available: 1/1/25

Position: End Cap space

PROPERTY DESCRIPTION

Located in centrally located First State Industrial Park, Suite A and B a combined end cap unit at 1300 First State Boulevard in Newport, DE measures +/- 7,034 sf and consists of 12 perimeter offices, large open work area, two restroom with a receiving area and drive in door in the rear. The unit boasts proximate wrap around parking and great window lines and represents a great opportunity to any user looking for economical office, lab or production space. Conversion to traditional flex space is possible as well.

PROPERTY HIGHLIGHTS

- Suite A & B: +/- 7,034 SF Available
- Rarely Available End Cap Unit Available
- Currently 90% Office/10% Warehouse, Conversion Possible
- 18' Clear Height Potential in Warehouse Area
- Ideal for Office, Light Manufacturing, Lab or Distribution
- Drive-in Loading
- Natural Gas Heat
- Proximate to Routes 141, 4 and 7, Interstates 95 and 295

Tim Plemmons, CICP

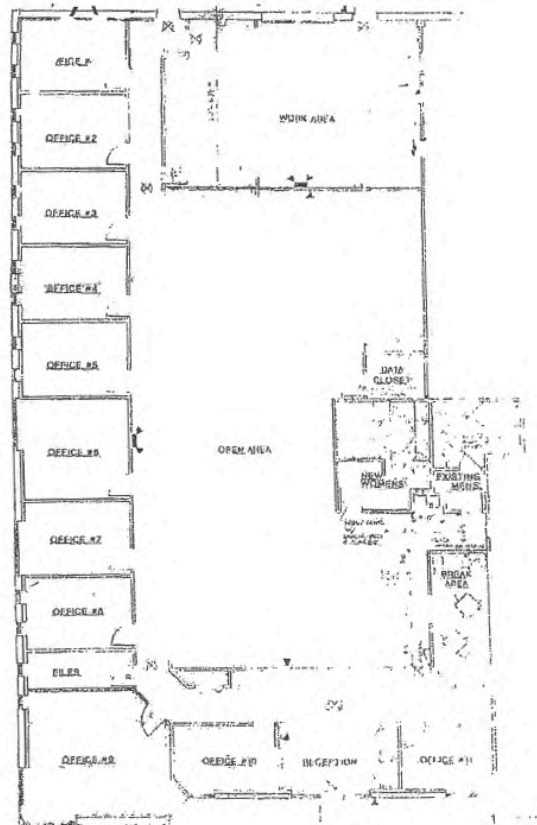
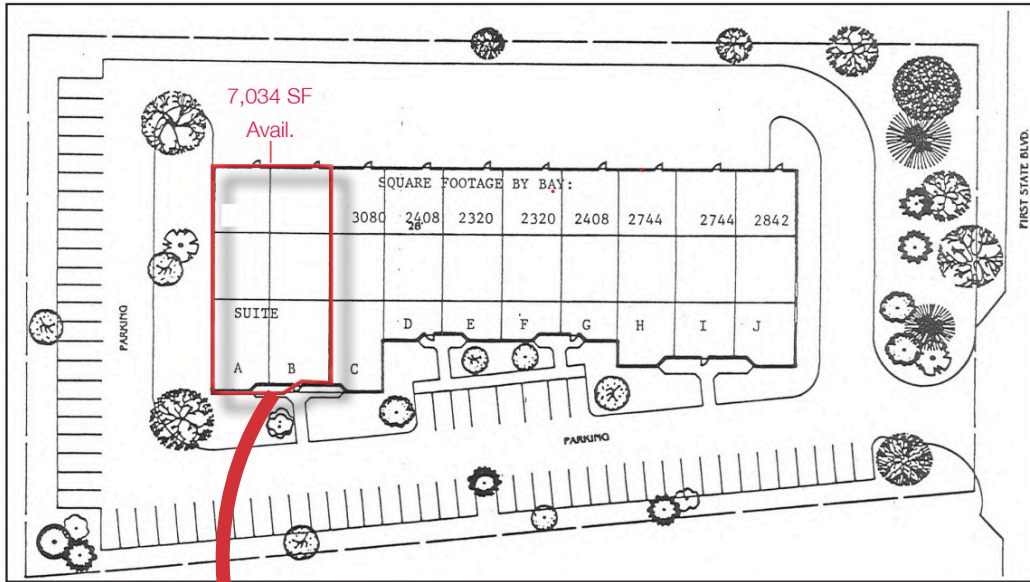
302 322 9500 Main

610 675 5591 Cell

tplemmons@emoryhill.com

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

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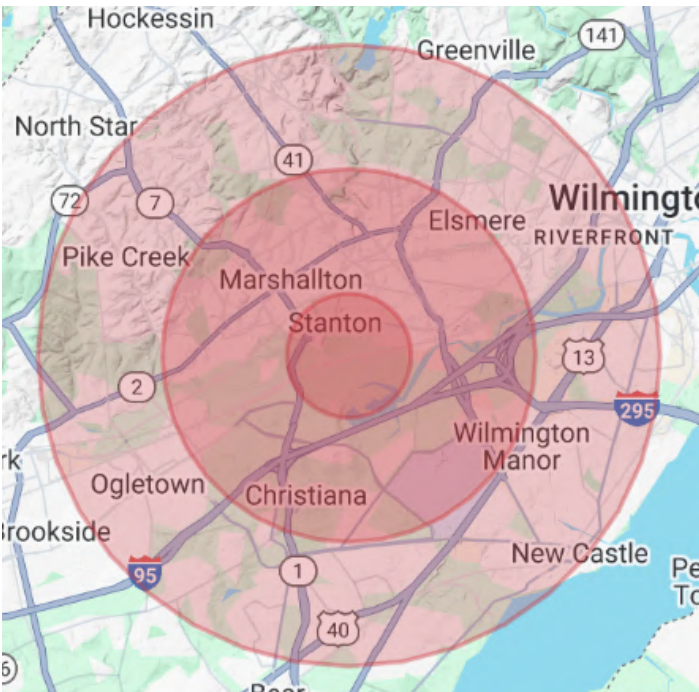
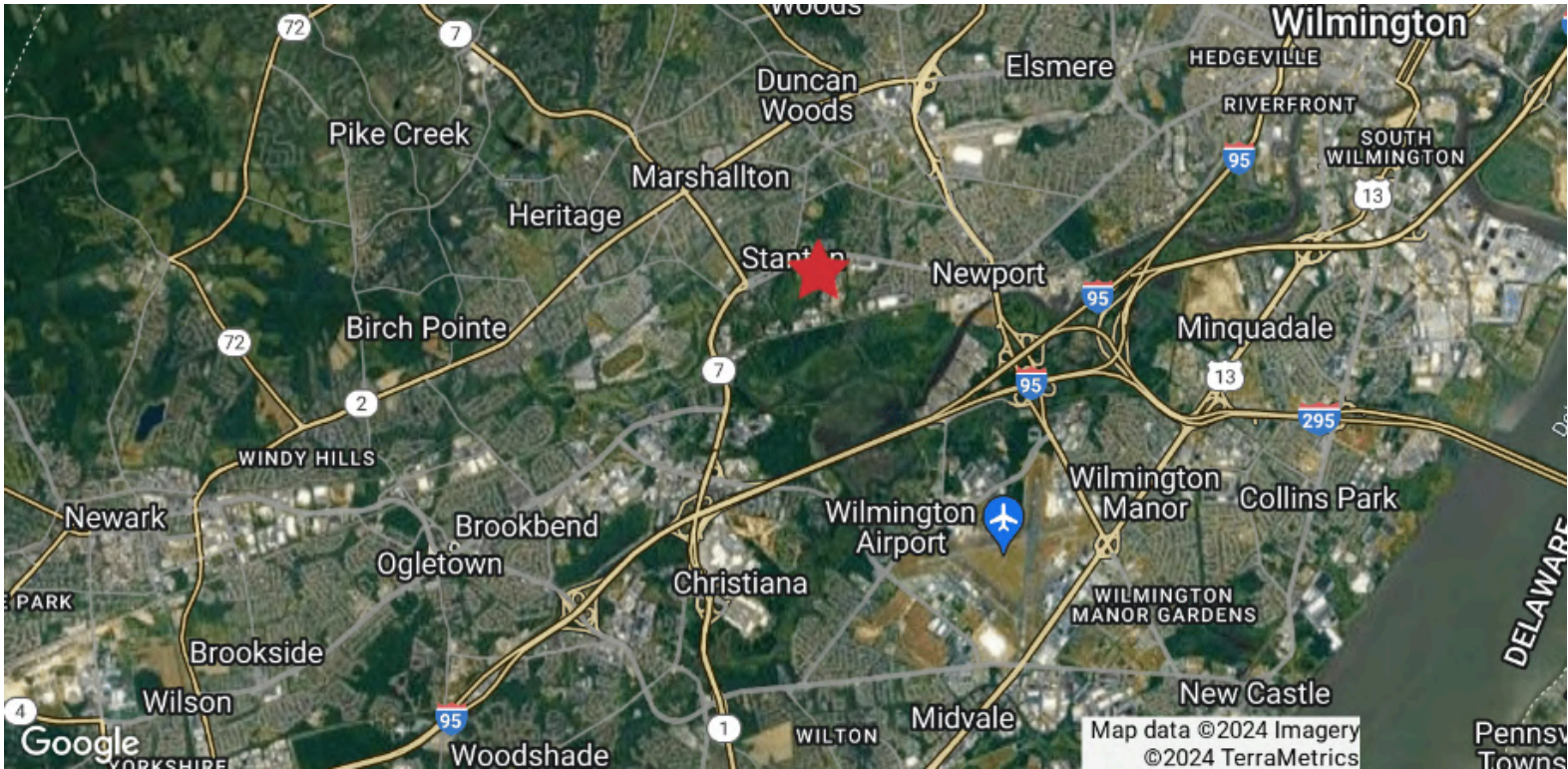
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c: 610 675 5591

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Demographic Summary

POPULATION	1-MILE	3-MILE	5-MILE
Total Population	6,442	61,921	208,660
Average Age	38.3	39.5	36.9
Average HH Income	\$65,605	\$66,565	\$70,325
Workday Population	5,569	73,076	222,022

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