

INDUSTRIAL PROPERTY  
FOR LEASE

# 611 TOWER LN, MIDDLETOWN, DE



## OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (2.60NNN)
Building Size:	13,500 SF
Available SF:	2,120 - 13,500 SF
Zoning:	23C-3
Parking Ratio:	3.3 : 1,000

## PROPERTY OVERVIEW

This 13,500 SF flex building, is currently under construction, and will be delivered in Q1 of 2025. 611 Tower Lane features flexible unit sizes from 2,120 SF to 13,500 SF with 2,264 SF increments. The standard unit comes with one fully conditioned private office, an ADA compliant restroom, LED lights in the warehouse, a gas-fired suspended heater and a 12' X 14' roll up door at grade level. Just 2-3 miles to Route 301 bypass or Route 1. Landlord will consider performing additional tenant improvements for creditworthy tenants.

## SPACES

## SPACE SIZE

A	2,120 - 13,500 SF
B	4,384 - 13,500 SF
C	6,648 - 13,500 SF
D	8,912 - 13,500 SF
E	11,176 - 13,500 SF

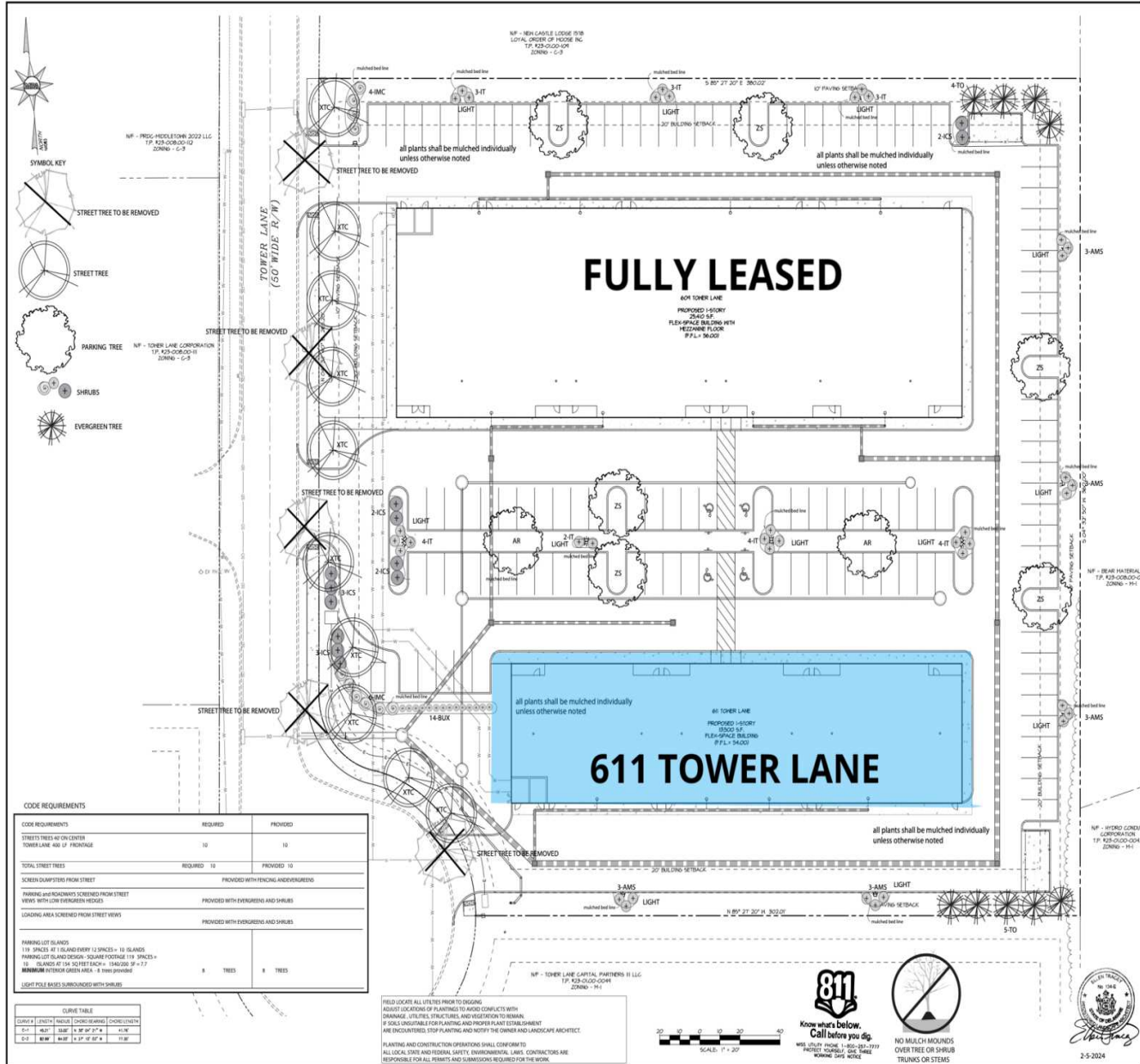
JEFF SHAHAN, SIOR  
Founder  
302.545.2392  
jeff@sbrealtyco.com

SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808



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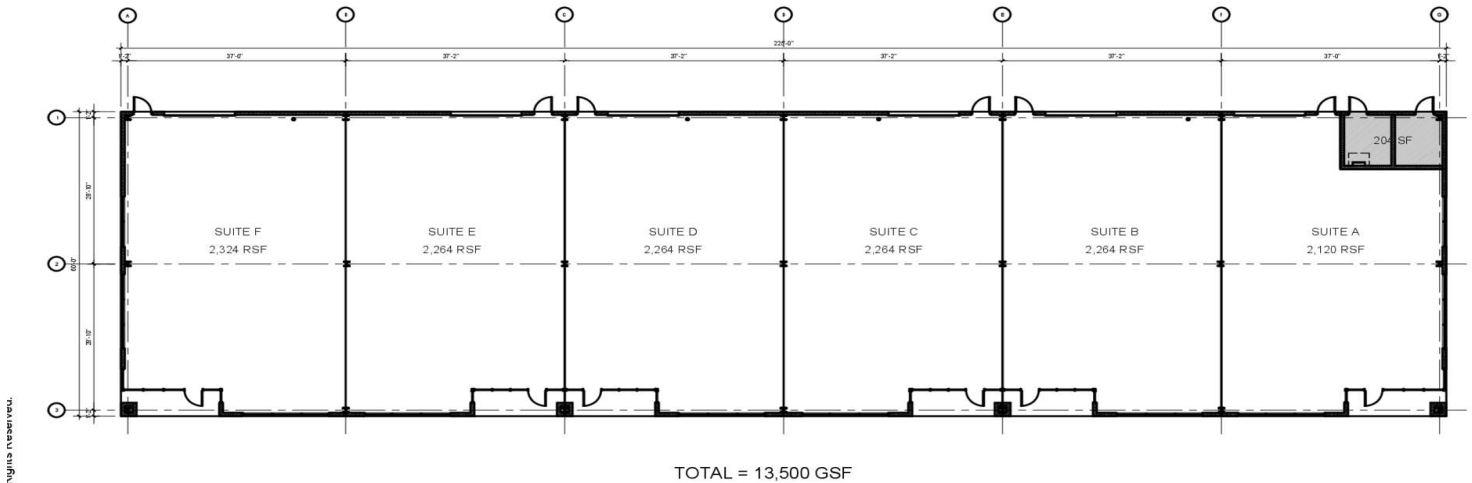
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**Mitchell Associates**  
One Corporate Commons  
100 Commons Blvd, Ste. 300  
New Castle, DE 19720-2419  
302.594.9400  
Fax 302.594.9420  
www.mitchellai.com

## TOWER BUSINESS CENTER II - BUILDING 611

Middletown, DE

Project No 21018-04  
Drawn By GC  
Date 09/04/24  
Scale None  
Sheet No. **SK-06**

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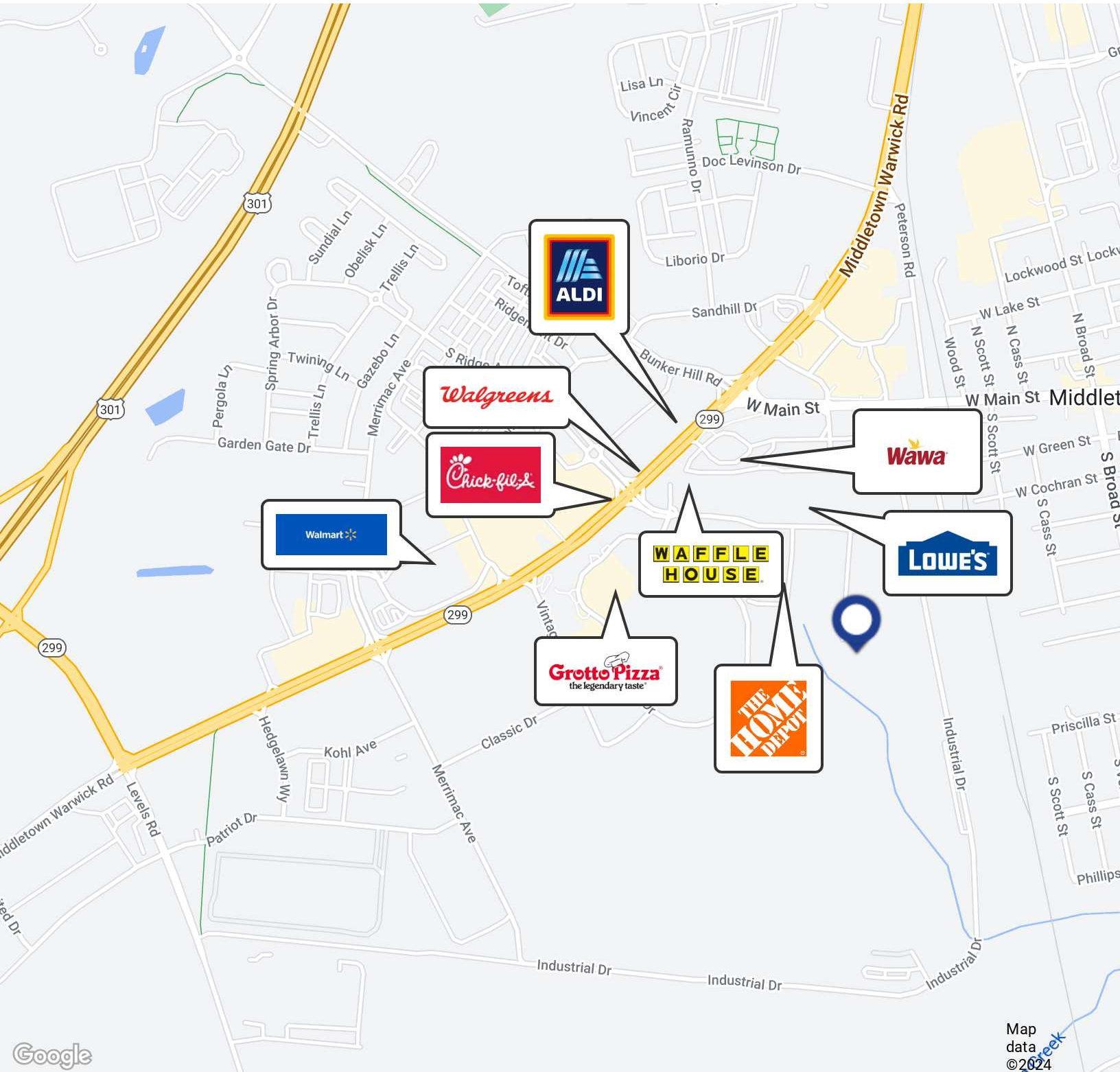
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Map  
data  
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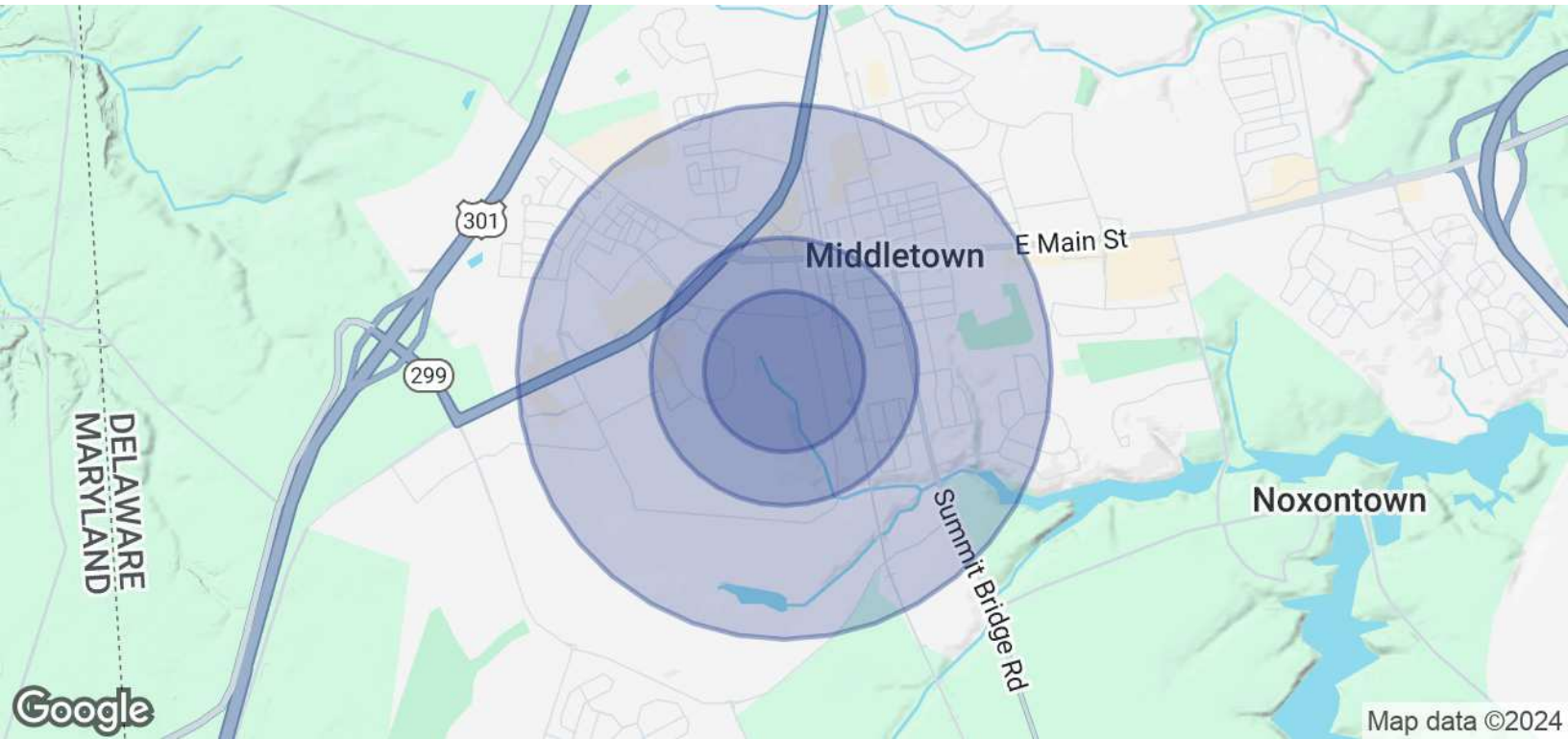
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	8	417	6,438
Average Age	44	44	40
Average Age (Male)	41	41	38
Average Age (Female)	47	46	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	3	162	2,432
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$86,805	\$90,257	\$92,097
Average House Value	\$378,037	\$386,596	\$411,607

*Demographics data derived from AlphaMap*

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