



FUNCTIONAL AND FLEXIBLE LEASING OPPORTUNITY

Industrial/Flex Space Available in Newark, DE



THE OPPORTUNITY

Strategically located in Newark and in close proximity to University of Delaware's main campus, 300 White Clay Center is ideally positioned for recruiting and retaining top talent.



- 125,000 SF industrial (divisible to 82,000 SF or 43,000 SF)
- 22' - 24' high ceilings
- 8 loading docks with sealers and pull-chain levelers
- 1 drive-in door
- 25' x 60' column spacing
- 2,000 SF of office space
- Fully monitored fire suppression system throughout (combination of wet and foam systems)
- Propane heating
- 1600 Amp, 3 Phase electrical system
- Quality masonry and steel construction with metal clad roof



ACCESSIBILITY	
University of Delaware	6 minute drive
Downtown Newark	7 minute drive
Maryland state border	12 minute drive
Wilmington	20 minute drive
Philadelphia International Airport	38 minute drive
Downtown Philadelphia	60 minute drive



 300 WHITE CLAY CENTER

TOP TALENT

2 MILES

- 43,513 population
- 33 median age
- \$77K average household income

5 MILES

- 182,609 population
- 37 median age
- \$95K average household income

10 MILES

- 432,916 population
- 38 median age
- \$101K average household income

42%

of population holds a higher education degree

CONTACT

Jamie Vari
jamie.vari@jll.com
+1 302 356 2862

Mitch Russell
mitch.russel@jll.com
+1 610 249 2274

Ryan Ward
ryan.ward@jll.com
+1 302 356 2865

JLL | Jones Lang LaSalle Brokerage, Inc.
1011 Centre Road, Suite 117
Wilmington, DE 19805
+1 302 356 2858



About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$23.4 billion and operations in over 80 countries around the world, our more than 113,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

About Shelbourne

Shelbourne is a New York-based company that owns and manages over eight million square feet of commercial real estate, totaling over a billion dollars' worth of assets. Shelbourne's strategy and approach has been to obtain private equity investors to primarily acquire Class A office buildings that are opportunistic and high-yielding in secondary and tertiary markets. Through leveraging its extensive partner network and over 100 years of cumulative experience and expertise in public and private equity markets, Shelbourne has been able to source, structure and finance transactions to achieve superior, risk-adjusted returns for its investors.

Disclaimer:

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.