LMT COMMERCIAL
CORFAC INTERNATIONAL

INDUSTRIAL PROPERTY
FOR LEASE

6521-6523 GOVERNOR PRINTZ BLVD

Wilmington, DE 19809

CHRIS MOORE, CCIM
Managing Principal, Broker of Record
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PROPERTY DESCRIPTION

Situated along the prominent Governor Printz Blvd, a vital commercial corridor, this property offers excellent visibility from I-495 (AADT: 72,272 +/- VPD), ensuring maximum exposure and easy access. Featuring generous space adaptable to a wide range of uses—from light industrial to office/warehouse operations—this property combines versatility, functionality, and a prime location, complete with a fenced storage yard. Additionally, the price of the building includes the front and side yard, providing added value and space.

PROPERTY HIGHLIGHTS

- Property is two parcels comprised of 6521 Governor Printz: 1.15 +/- Acres and 6523 Governor Printz: .38 +/- Acres. Total Acreage: 1.53 +/- Acres

- Building size is 12,150 +/- SF and includes 3-4 offices, 2 bathrooms, break room, reception area and shop/warehouse/storage space with 1.25 +/- Acres of exterior lay down space

OFFERING SUMMARY

Lease Rate:	$14.00 SF/yr (NNN)
Lot Size:	1.53 +/- AC
Building Size:	12,150 +/- SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,308	24,099	68,629
Total Population	5,239	57,381	163,783
Average HH Income	$115,328	$105,222	$107,312

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6521 Governor Printz: 1.15 +/- SF

6523 Governor Printz: .38 +/- SF

Stoney Run Road

Sunset Drive

Governor Printz Bvld. (AADT 4,879 +/- VPD)

I-495 (AADT 72,272 +/- VPD)

INTERSTATE 495

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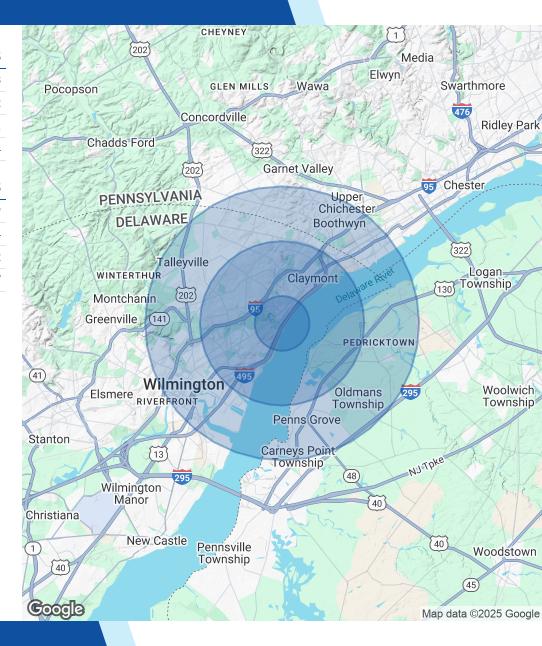ICSC

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,239	57,381	163,783
Average Age	43	43	42
Average Age (Male)	42	41	41
Average Age (Female)	45	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,308	24,099	68,629
# of Persons per HH	2.3	2.4	2.4
Average HH Income	$115,328	$105,222	$107,312
Average House Value	$371,573	$355,406	$349,567

Demographics data derived from AlphaMap