



# Refrigerated Warehouse and Office Building

**Fort DuPont  
Delaware City, Delaware**

Coming Available  
For Lease: \$12/SF NNN



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## About Fort DuPont

Fort DuPont in Delaware City, Delaware offers an ideal location for commercial buyers seeking a vibrant, mixed-use community. Nestled within the lush surroundings of Fort DuPont State Park, this revitalized master-planned development combines history, natural beauty, and modern conveniences. It is planned around multiple districts - four are residential and mixed-use neighborhoods with an adjacent cultural arts district, two are devoted to institutional and professional office uses, one is reserved for future mixed use. All are within a few minutes' walk of each other and downtown Delaware City. The fort itself is crisscrossed with walking trails and connected to nearby recreation.

The community enjoys easy access to nearby grocery stores, shops and Clinton Street's charming eateries and boutiques. Fort DuPont's strategic location connects residents and businesses to Wilmington, Christiana's shopping and dining, Newark, Dover, Middletown, Philadelphia, and South Jersey - all while maintaining Delaware's allure of low taxes and proximity to beaches.

## About the Warehouse & Office Availability

This 24,793 +/- sq. ft. facility includes a 20,000 sq. ft. warehouse equipped with freezer and cold storage areas. The warehouse features a commercial loading dock for efficient shipping and receiving operations.

The facility functions as a warehouse, storage, and distribution hub, along with office space for administrative operations. Shipments are received and dispatched without restrictions.

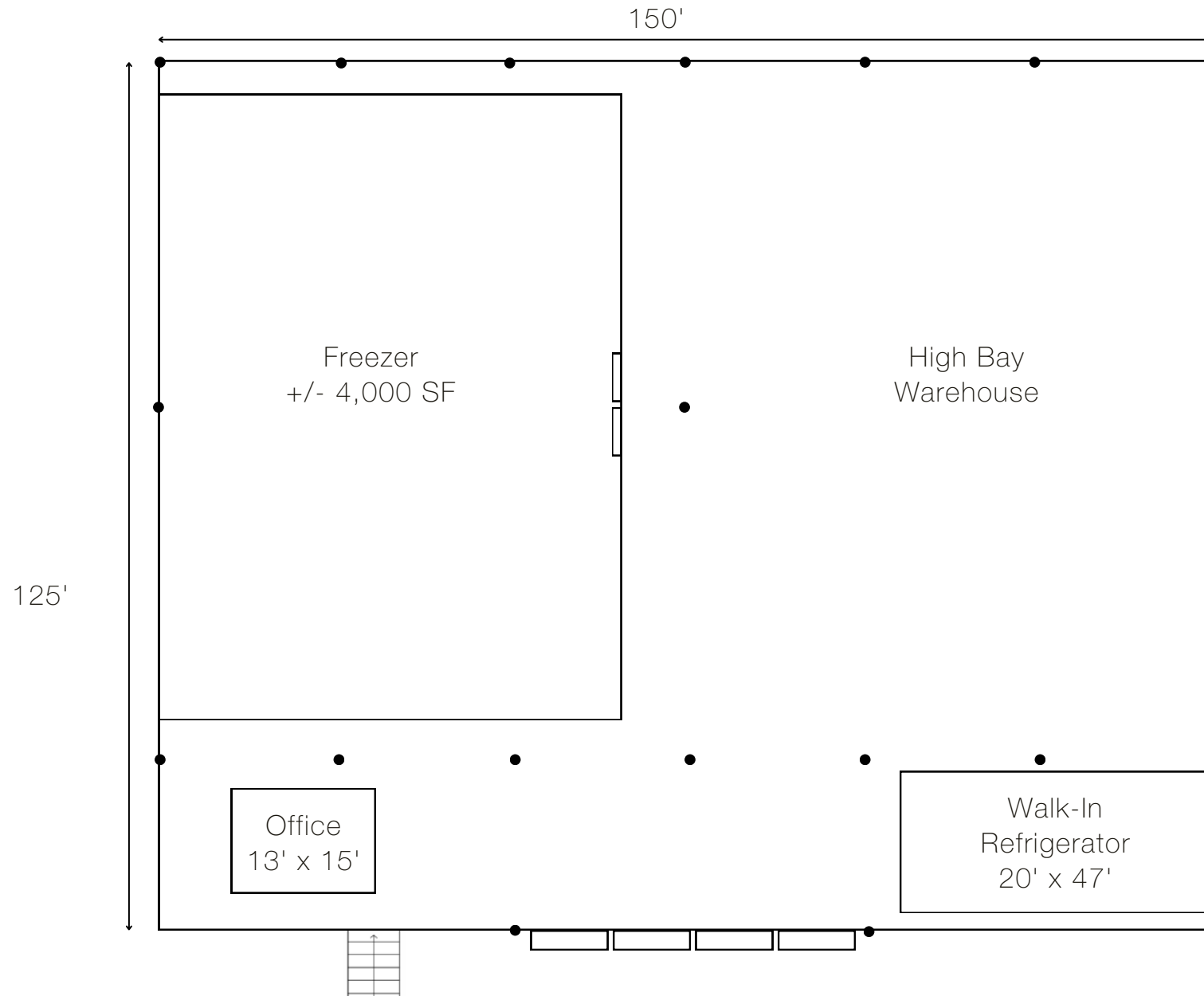


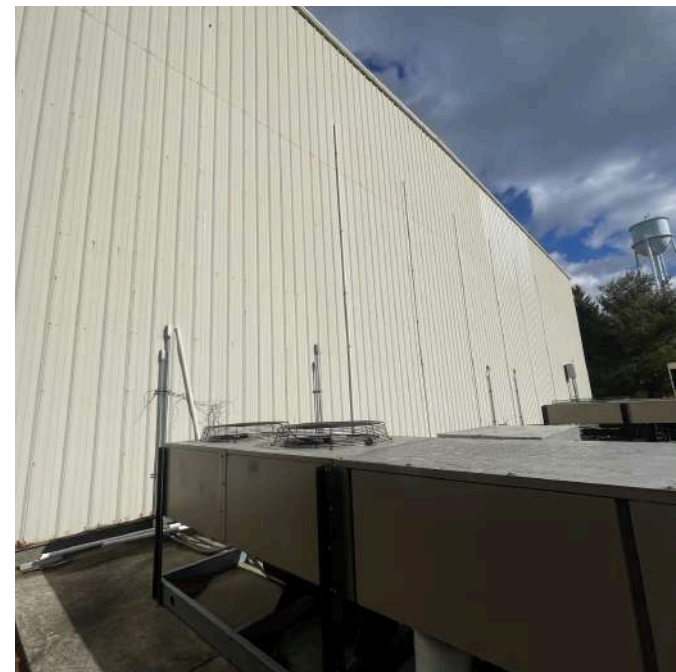
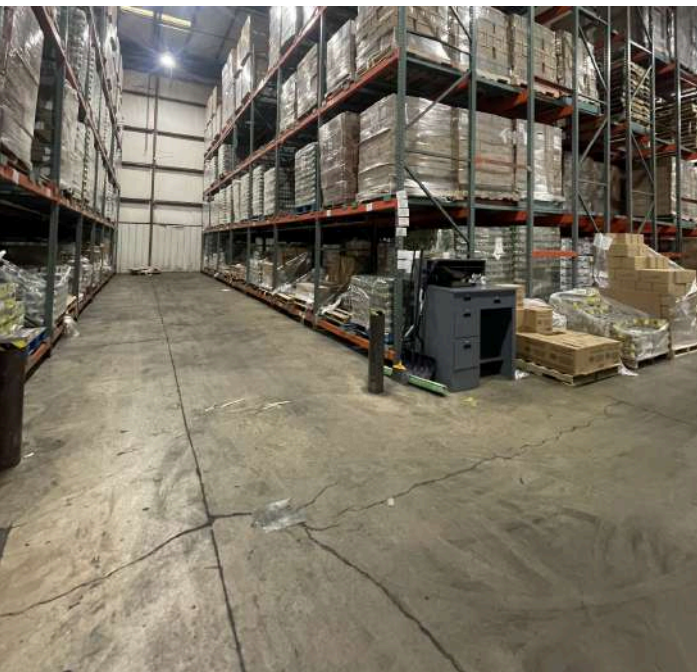


## Offering Summary

<b>Warehouse Area:</b>	+/- 20,000 SF
<b>Dimensions:</b>	+/- 150' x 160'
<b>Clear Height:</b>	+/- 37-40'
<b>Loading:</b>	4 docks (10' x 12') (1 w/ leveler)
<b>Warehouse Lighting:</b>	LED
<b>Heavy Power:</b>	Yes (3-phase)
<b>Generator:</b>	Diesel
<b>Freezer Area:</b>	+/- 4,000 SF
<b>Freezer Storage:</b>	3-deep pushback pallet racking
<b>Fire Suppression:</b>	Nitrogen System
<b>Walk-In Refrigerator:</b>	+/- 20' x 47'
<b>Modular Warehouse Office:</b>	+/- 13' x 15'
<b>Stand-Alone Office Building:</b>	+/- 4,793 SF (Former Federal Food Commodities Program Administration Building)
<b>Land Area:</b>	+/- 2.16 Acres

# Floor Plan



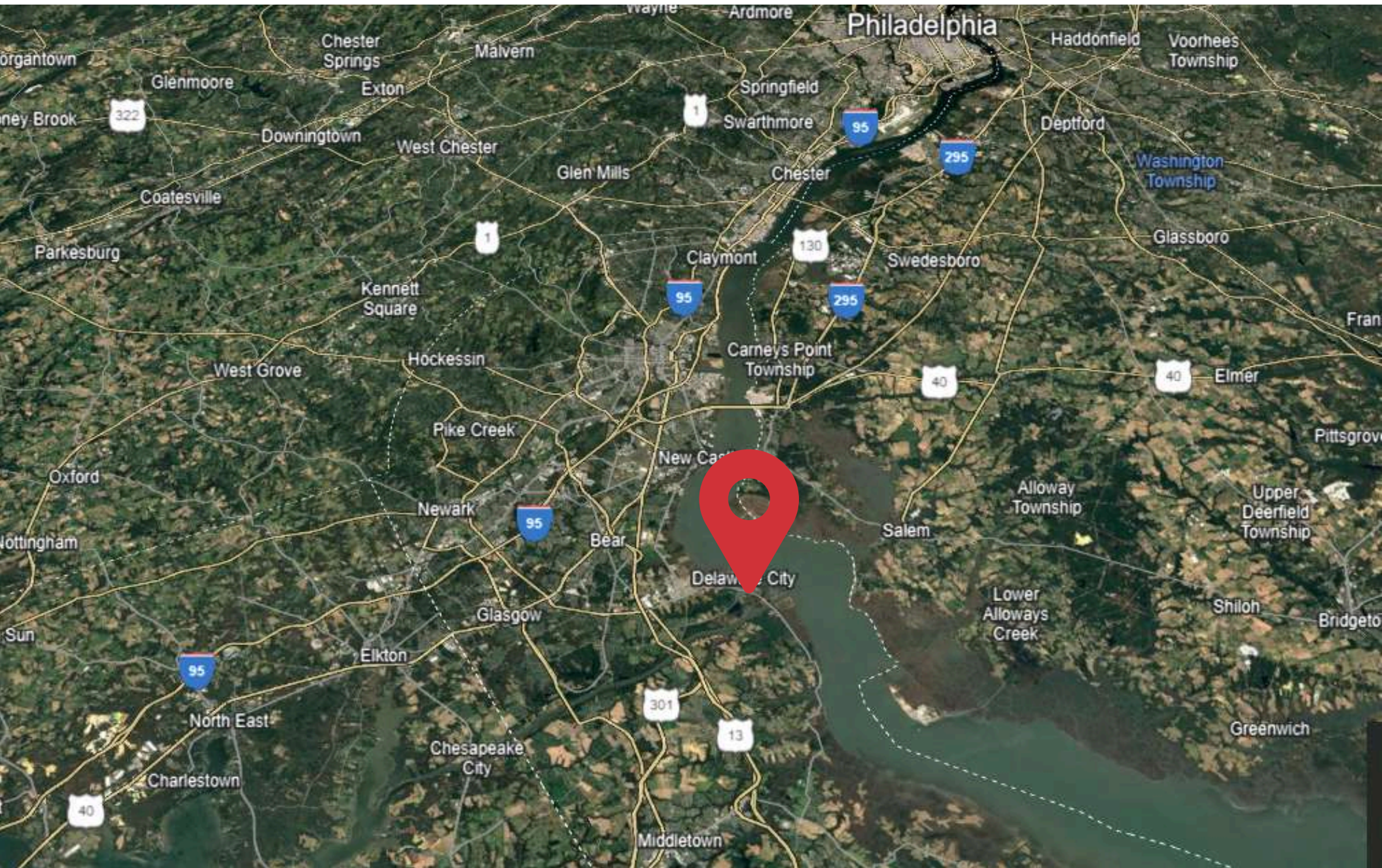








## Location Map



Fort DuPont | Refrigerated Warehouse + Office

**NAI** Emory Hill



# Contact Information



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