

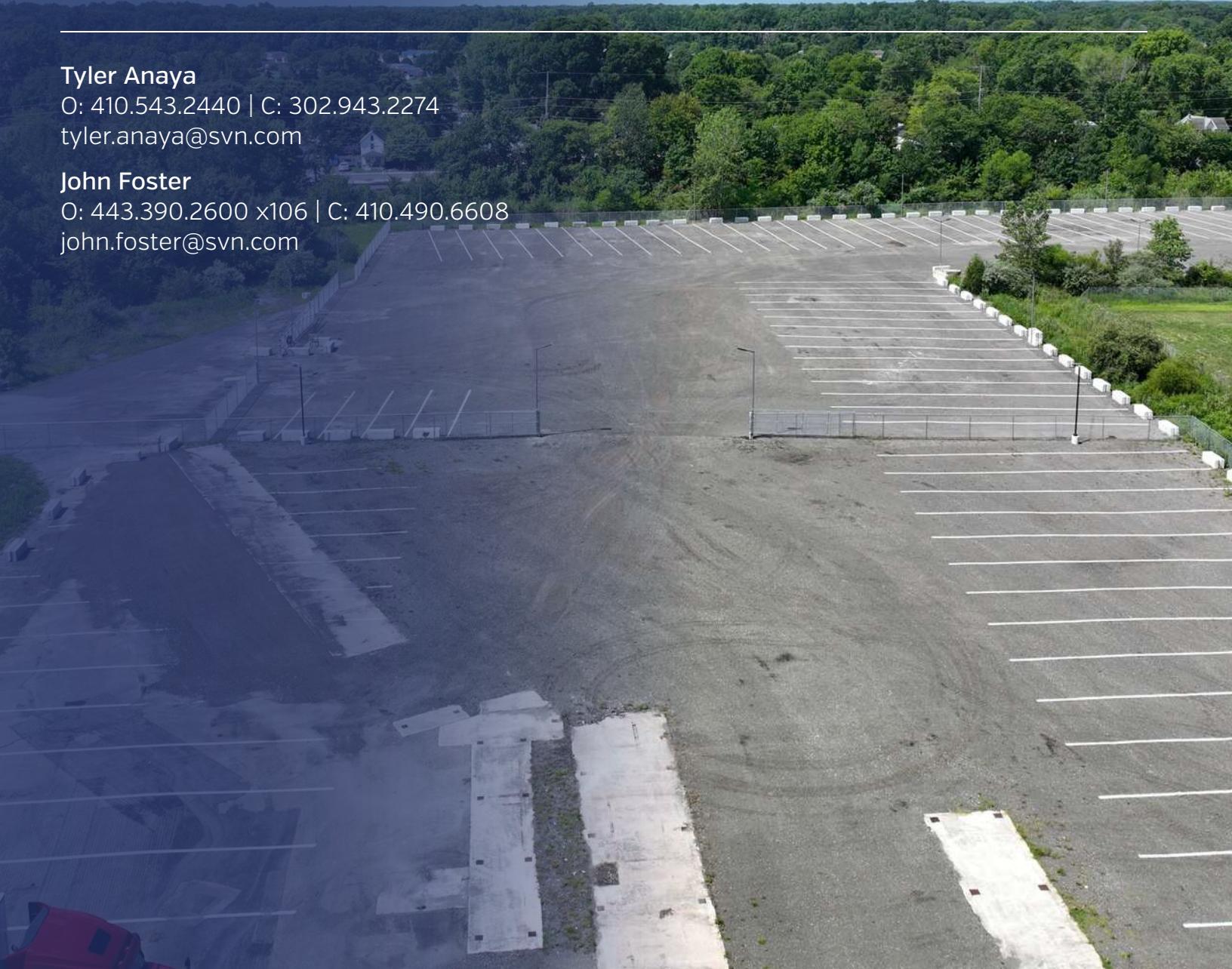
NOW AVAILABLE -  
PARKING TO SUIT YOUR NEEDS!

# TRUCK PARKING & OUTDOOR STORAGE

440 TWIN OAKS DR.  
DOVER, DE 19904

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# Property Summary



## OFFERING SUMMARY

Lease Rate:	Call for Pricing
Available SF:	0.25+/- acres to 5 acres
Lot Size:	16.2 Acres

## PROPERTY DESCRIPTION

This property offers a unique leasing opportunity for fleet parking with customizable acreage, drop-in office spaces (if needed), and secure outdoor storage solutions in the Central Delaware Business Park! Its central location, less than 10 minutes from highways, the City of Dover, and Smyrna, Delaware, provides convenient access for businesses seeking efficient transportation and logistics solutions. With flexible acreage options, secure storage, and proximity to major metropolitan areas, the property is an ideal choice for organizations looking to optimize their operational capabilities in a prime location. Discover the potential for seamless business operations at this sought-after leasing destination!

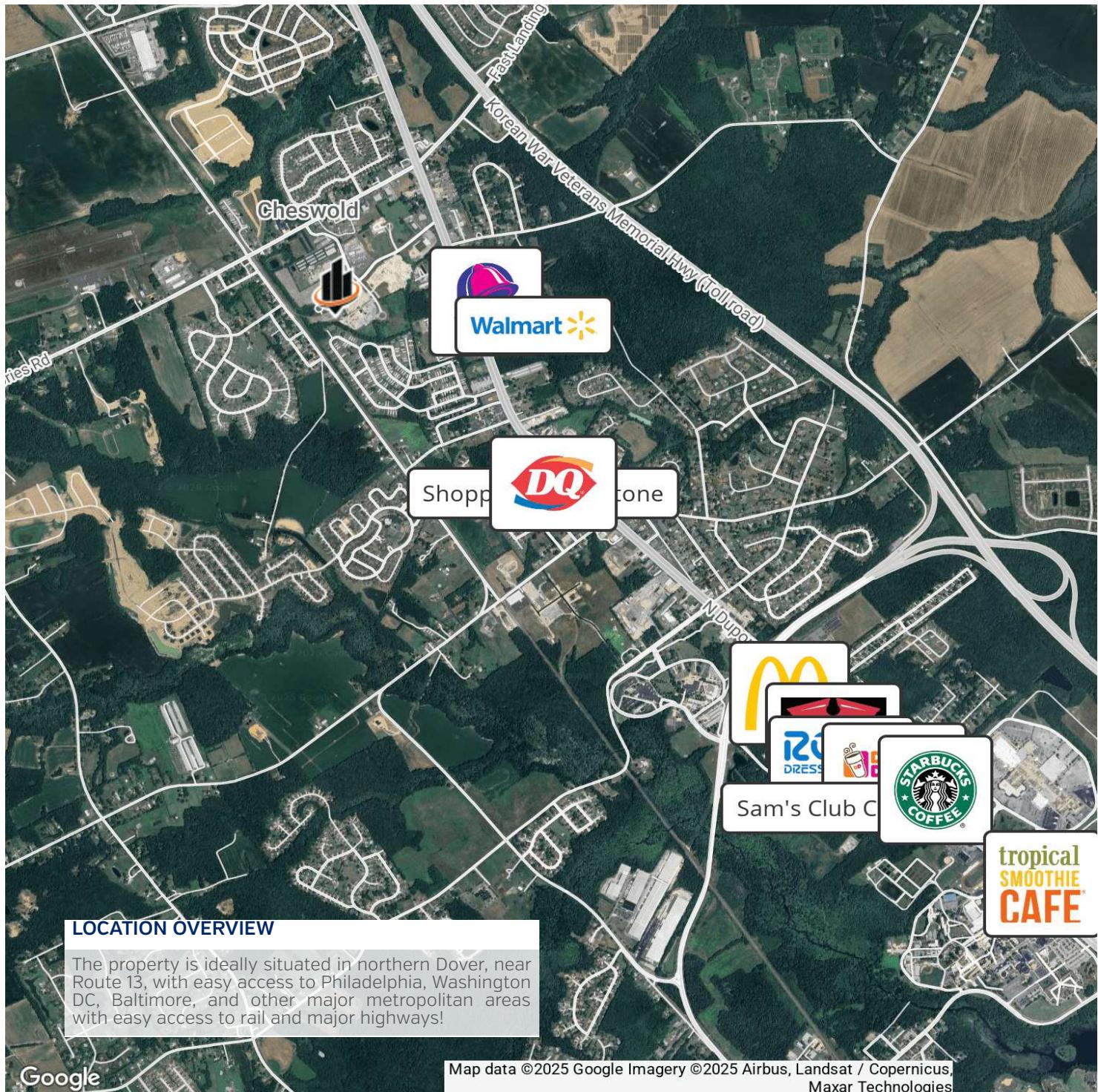
## PROPERTY HIGHLIGHTS

- Custom size acreage available to suit your business's needs
- Acreage from 0.25 up to 5+ acres
- Electronic entry with added security 24/7
- Industrial zoning
- Truck Parking, Outdoor Storage & Office Space available
- Convenient to Baltimore, Philadelphia, Washington DC, New York & more!

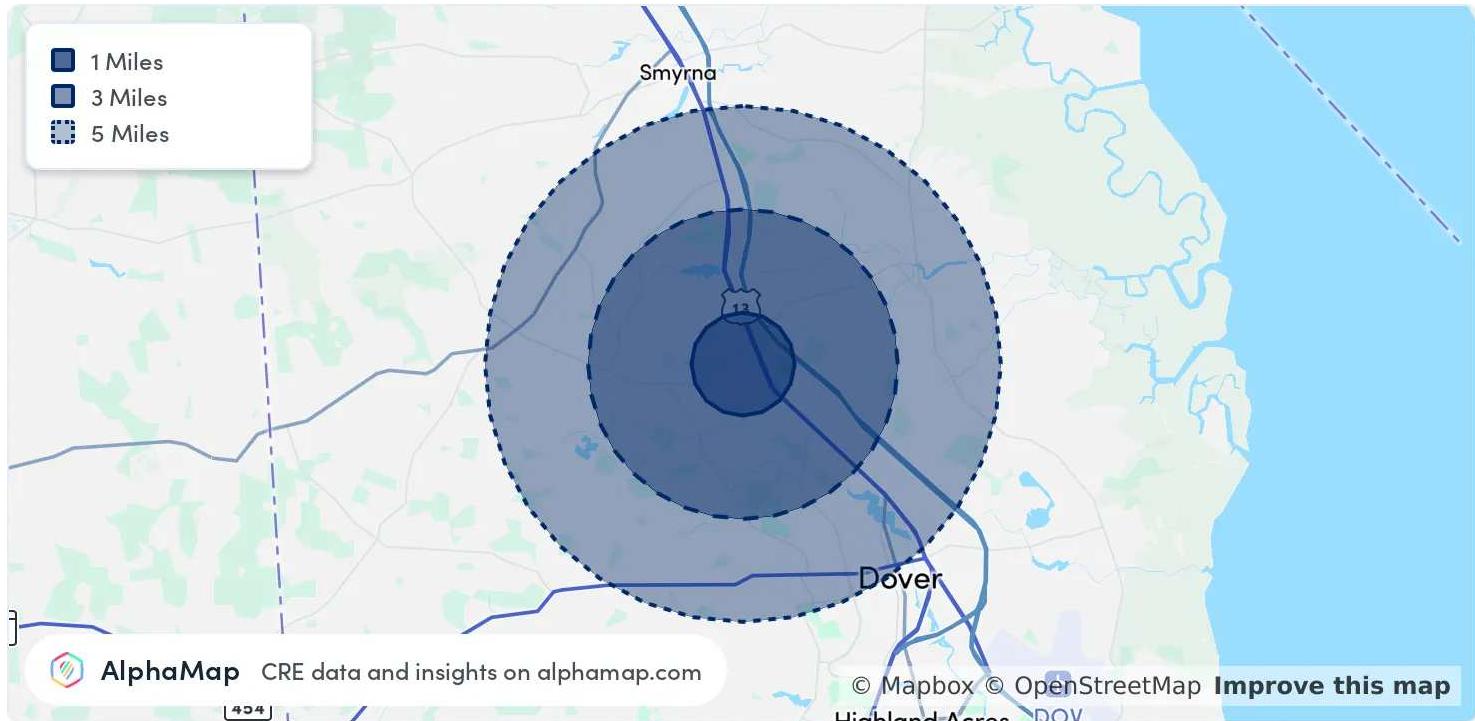
# Additional Photos



# Location Map



# Area Analytics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,176	18,810	56,280
Average Age	44	42	40
Average Age [Male]	42	41	39
Average Age [Female]	45	43	42
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,626	6,891	20,606
Persons per HH	2.6	2.7	2.7
Average HH Income	\$79,692	\$89,684	\$87,203
Average House Value	\$240,505	\$307,243	\$313,913
Per Capita Income	\$30,650	\$33,216	\$32,297

Map and demographics data derived from AlphaMap