

DELAWARE INDUSTRIAL PARK

Davis Mitchell

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Dan Wham

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721 DAWSON DRIVE, NEWARK, DE 19713

HIGH BAY FLEX/WAREHOUSE FOR LEASE



3304 OLD CAPITOL TRAIL \ WILMINGTON, DE 19808 \ 302.283.1800 \ DSMRE.COM

**PROPERTY DESCRIPTION**

Rarely available flex space located adjacent to I-95 in Delaware Industrial Park!

Available is 29,400 SF of high-bay flex space featuring three (3) 14'x 16' overhead doors, one (1) loading dock, approximately 2,060 SF +/- of conditioned office space, and approximately 1.25 acres +/- of outdoor storage space. The Property is situated in close proximity to the University of Delaware in addition to all major transportation routes including I-95, Route 72, and Route 896.

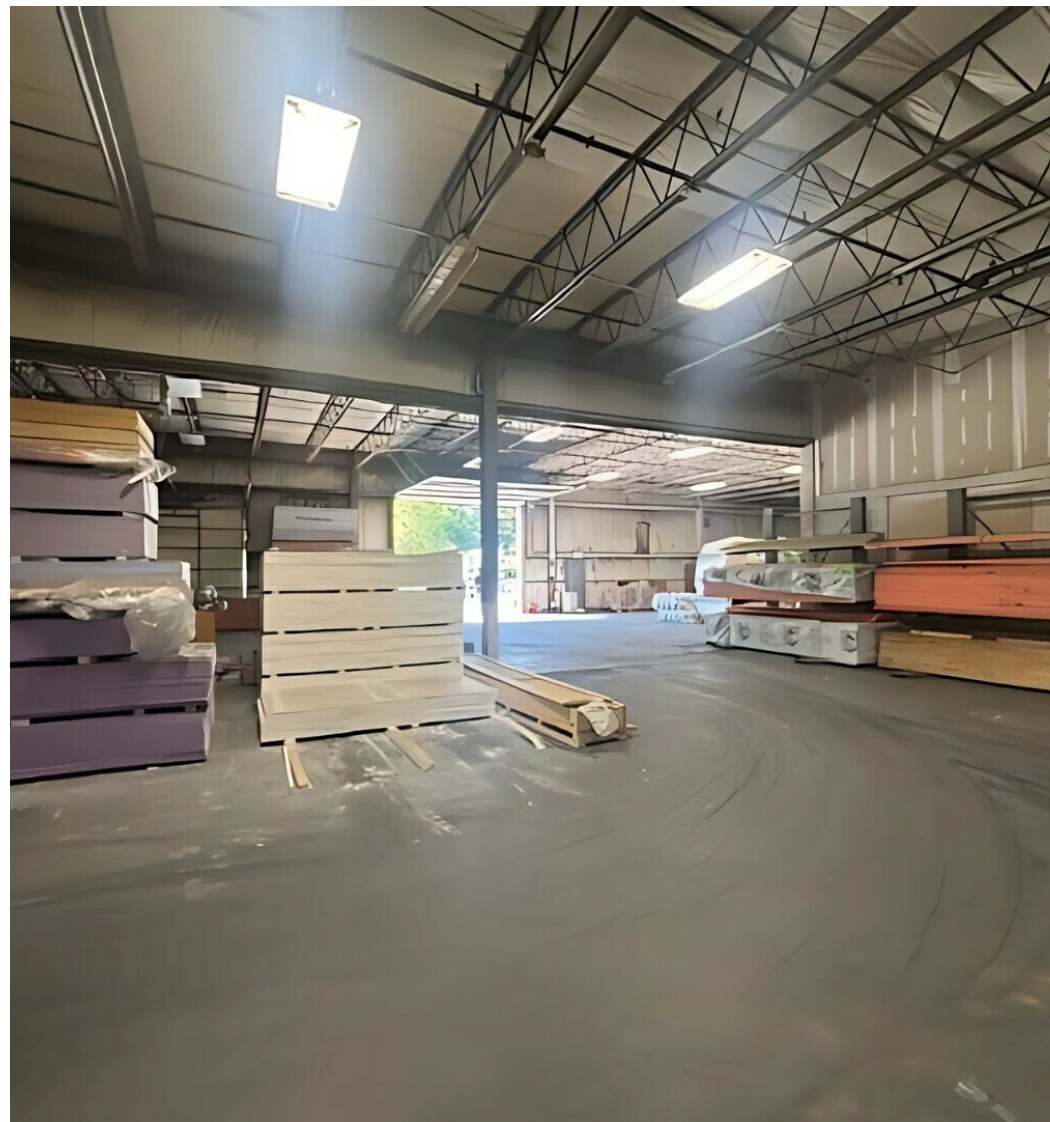
Note: The available flex space and outdoor storage space can be demised to accommodate a prospective Tenant's square footage and acreage requirements.

PROPERTY DETAILS

- **Flex Space:** 5,000 SF - 29,400 SF
- **Outdoor Storage Space:** Up to 1.25 acres
- **Conditioned Office Space:** 2,060 SF
- **Lease Rate:** Please contact listing agent
- **Clear Height:** 16'
- **Loading:**
 - Two (2) 14'x16' overhead doors
 - One (1) 12'x14' overhead door
 - One (1) loading dock
- **Zoning:** I (Industrial)

ADDITIONAL INFORMATION

- Building is fully sprinklered
- Three (3) gas-fired Reznor heaters
- Ample parking
- Conditioned office space
- Two (2) bathrooms



For More Information, Contact:

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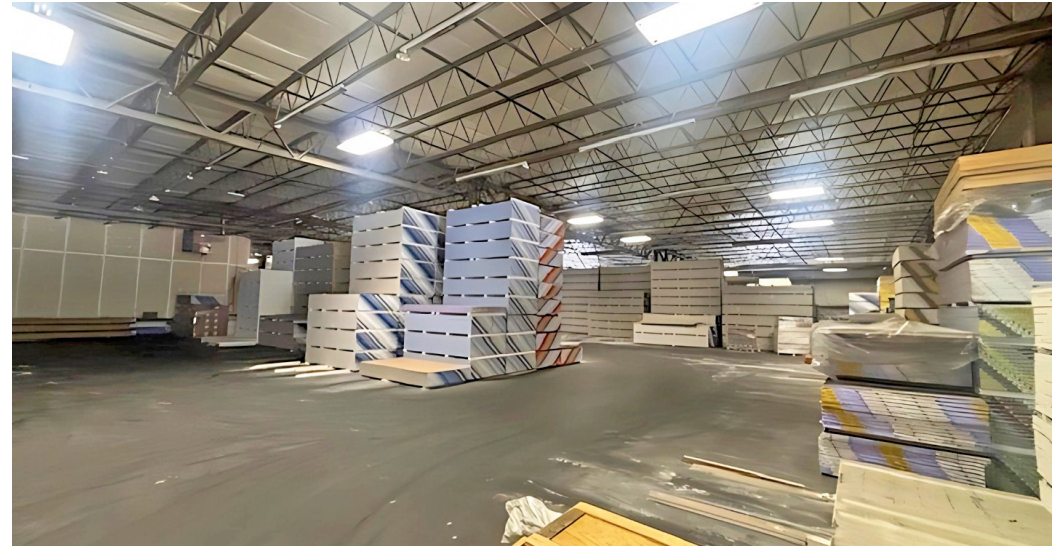
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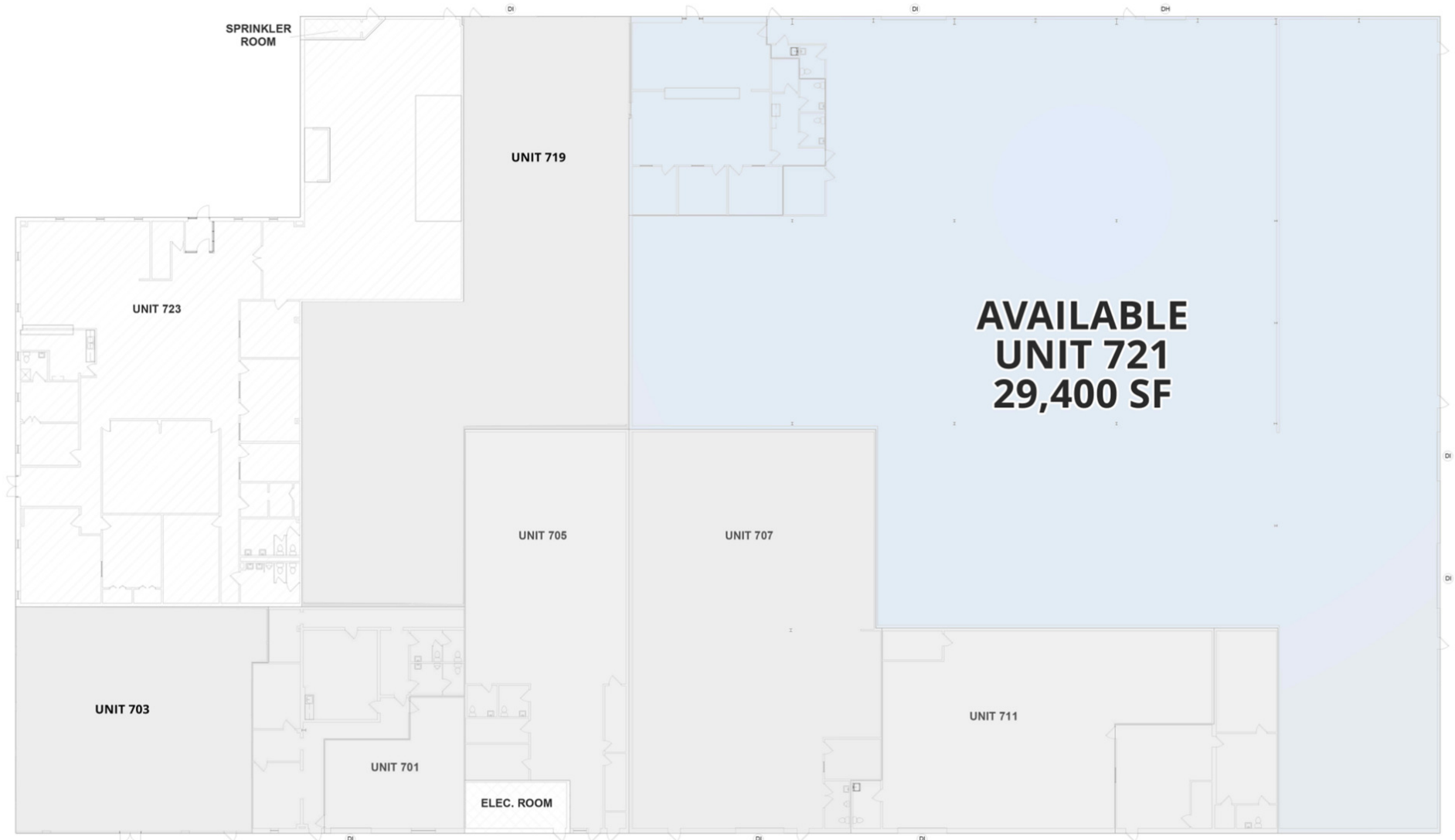
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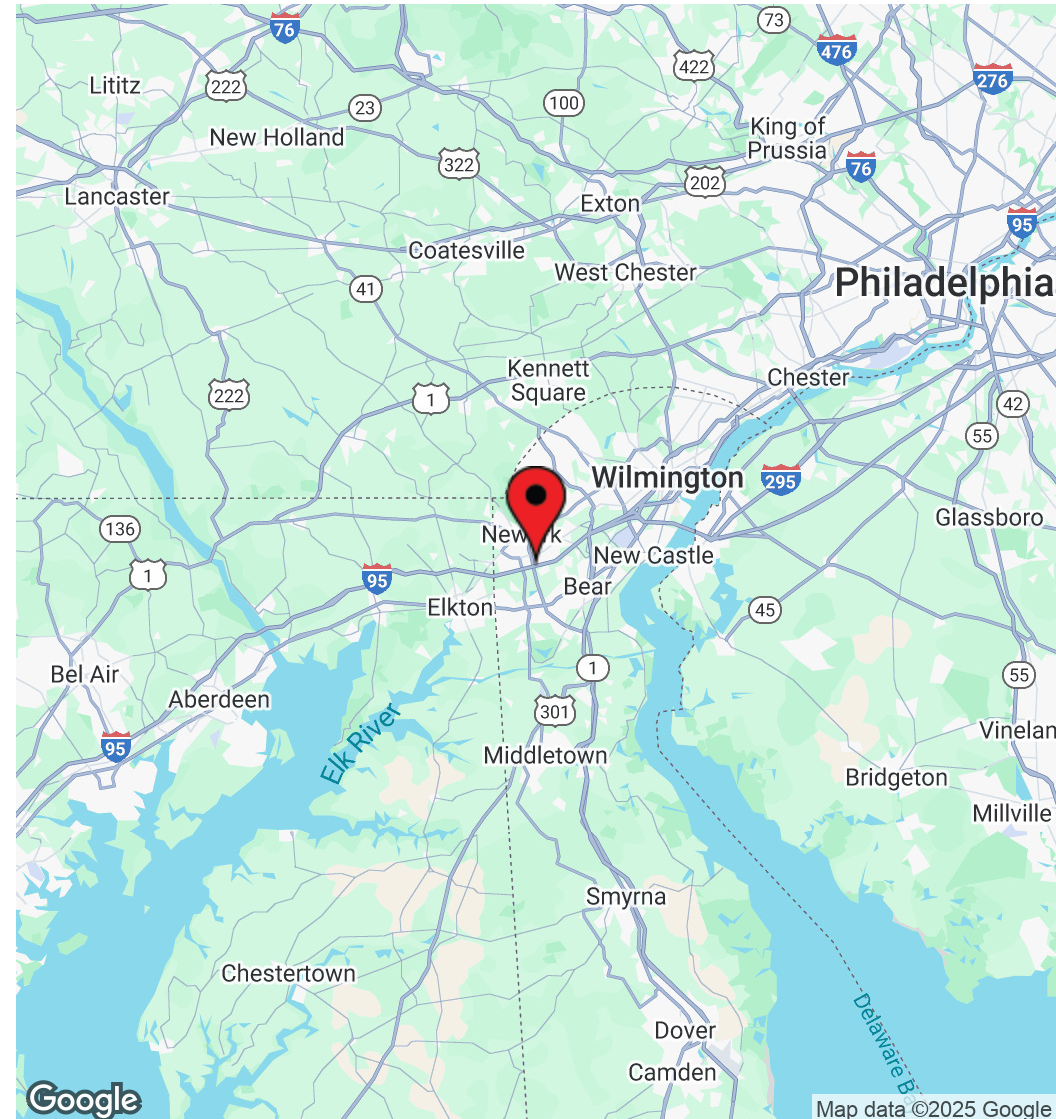
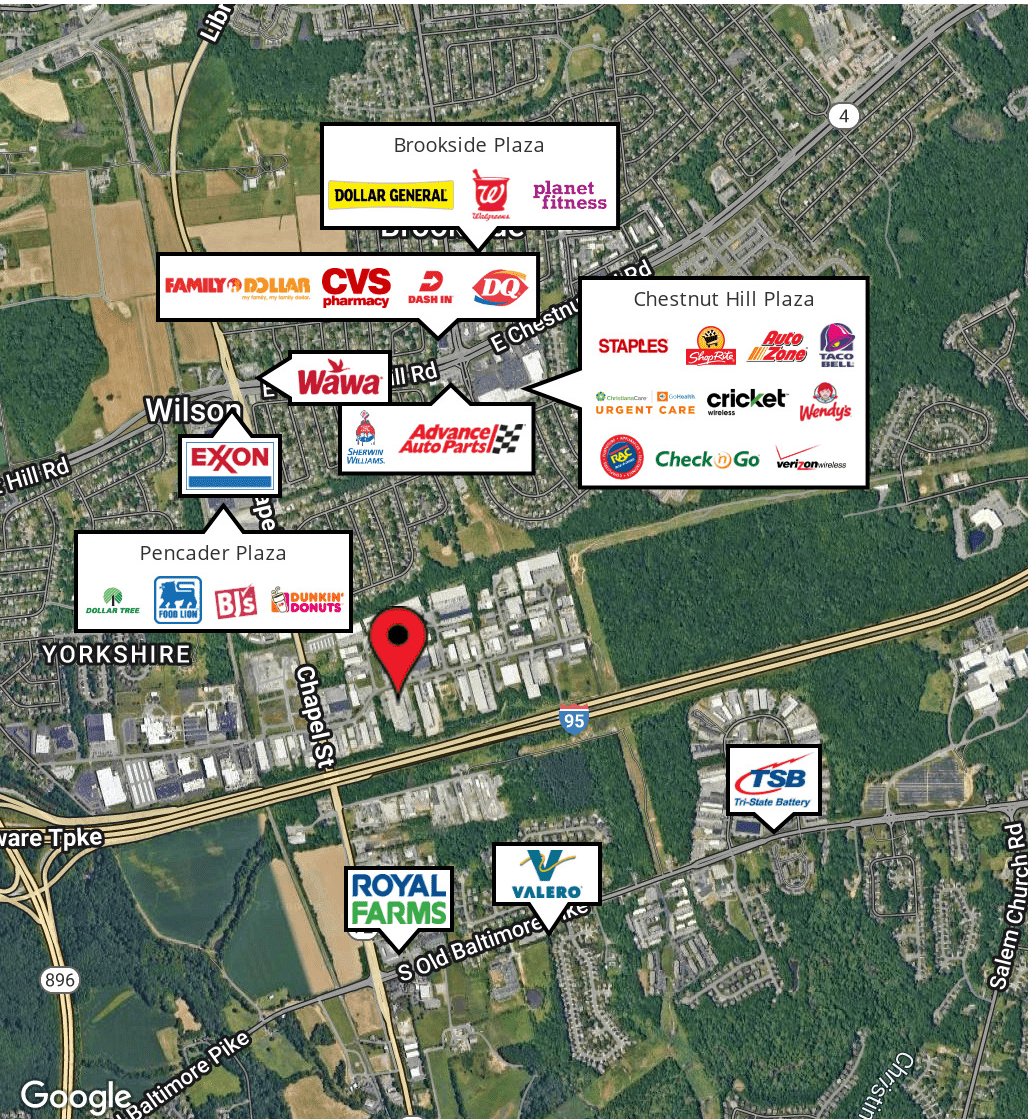


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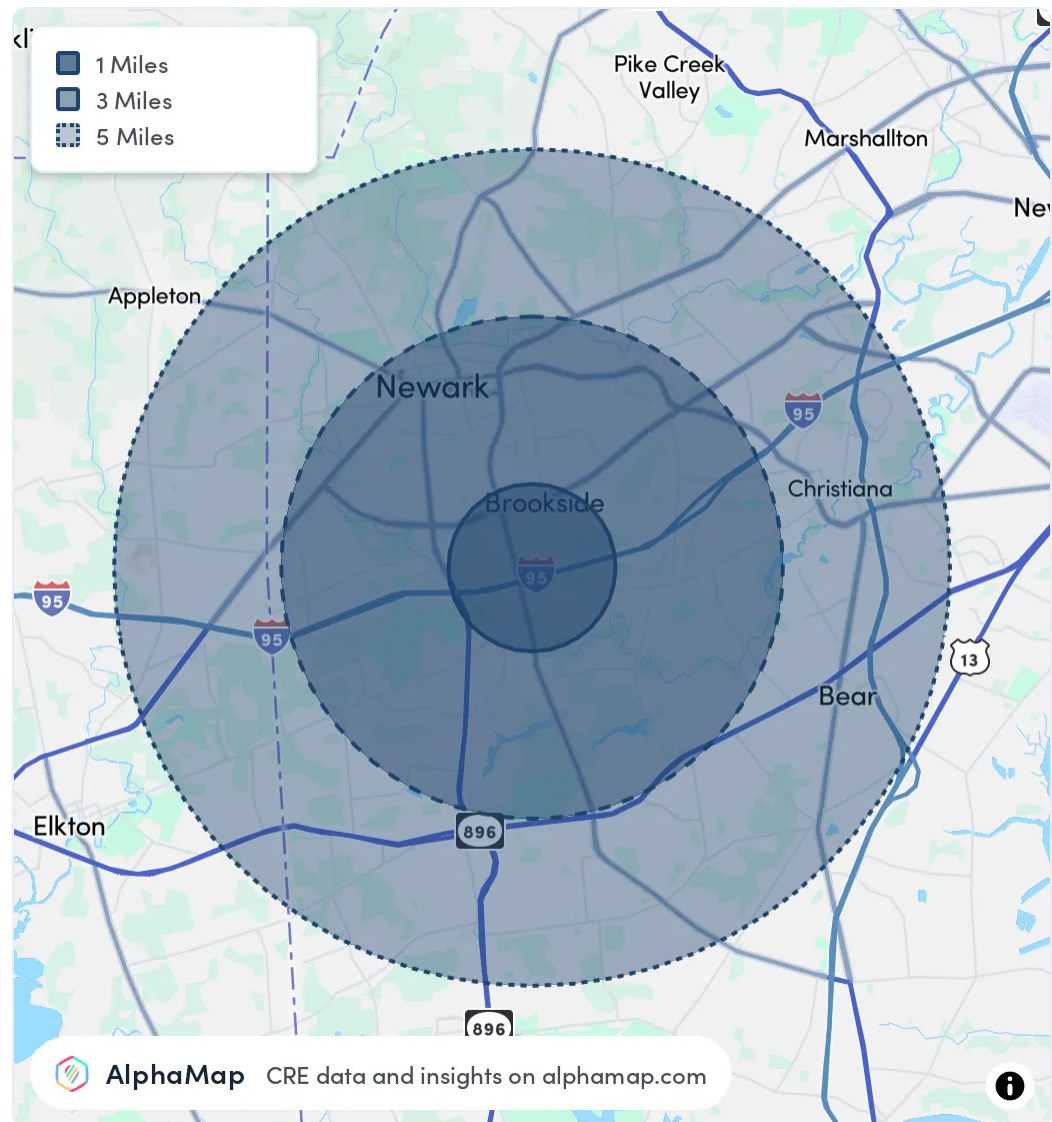
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,534	79,666	171,953
Average Age	39	37	39
Average Age (Male)	38	36	37
Average Age (Female)	40	38	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,459	28,681	64,705
Persons per HH	2.7	2.8	2.7
Average HH Income	\$96,745	\$92,645	\$97,294
Average House Value	\$310,592	\$342,739	\$337,184
Per Capita Income	\$35,831	\$33,087	\$36,034

RACE	1 MILE	3 MILES	5 MILES
Population White	3,431	38,948	85,466
Population Black	1,592	20,613	47,218
Population American Indian	29	362	682
Population Asian	297	7,204	13,819
Population Pacific Islander	-	18	50
Population Other	497	5,330	9,822

Map and demographics data derived from AlphaMap



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