

INDUSTRIAL PROPERTY
FOR LEASE

410 DIAMOND STATE BOULEVARD, MIDDLETOWN, DE

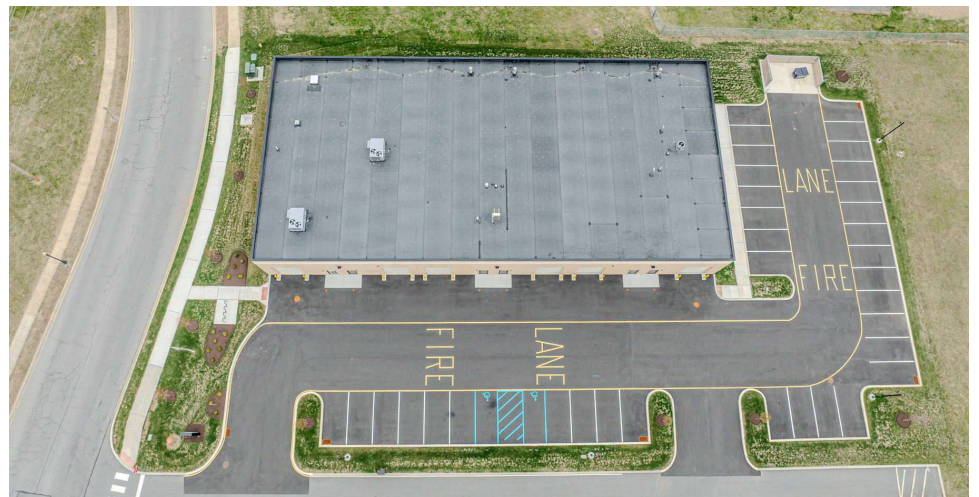


OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (\$2.60NNN)
Building Size:	13,440 SF
Available SF:	2,275 SF
Lot Size:	1.209 Acres
Zoning:	23M-I - MANUFACTURING INDUSTRIAL
Electric:	200A, 3ph, 208V
Roll Up Door:	12' x 14' at grade level

PROPERTY OVERVIEW

This flex building consists of 13,440 SF with flexible unit sizes from 2,065 SF to 13,440 SF with one 2,275 SF unit remaining. This unit comes with two HVAC conditioned private offices, an ADA compliant restroom, LED lights in the warehouse, a gas-fired suspend heater and a 12' X 14' roll up door at grade level. Landlord will consider performing additional tenant improvements for creditworthy tenants.



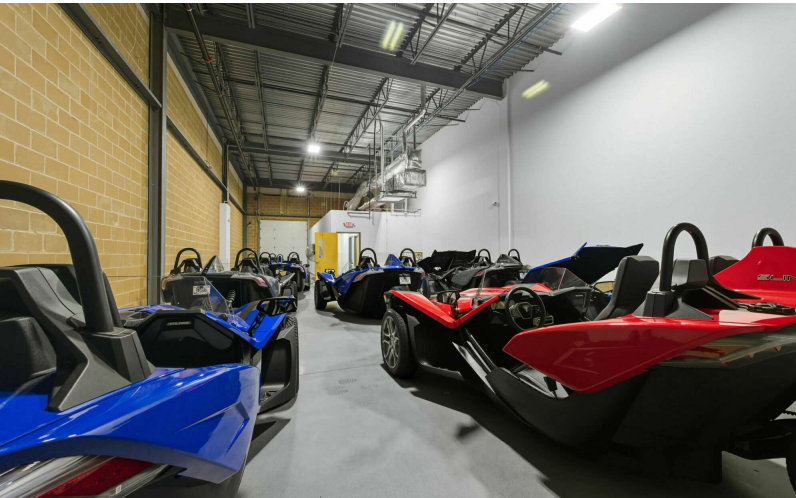
JEFF SHAHAN, SIOR
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SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808



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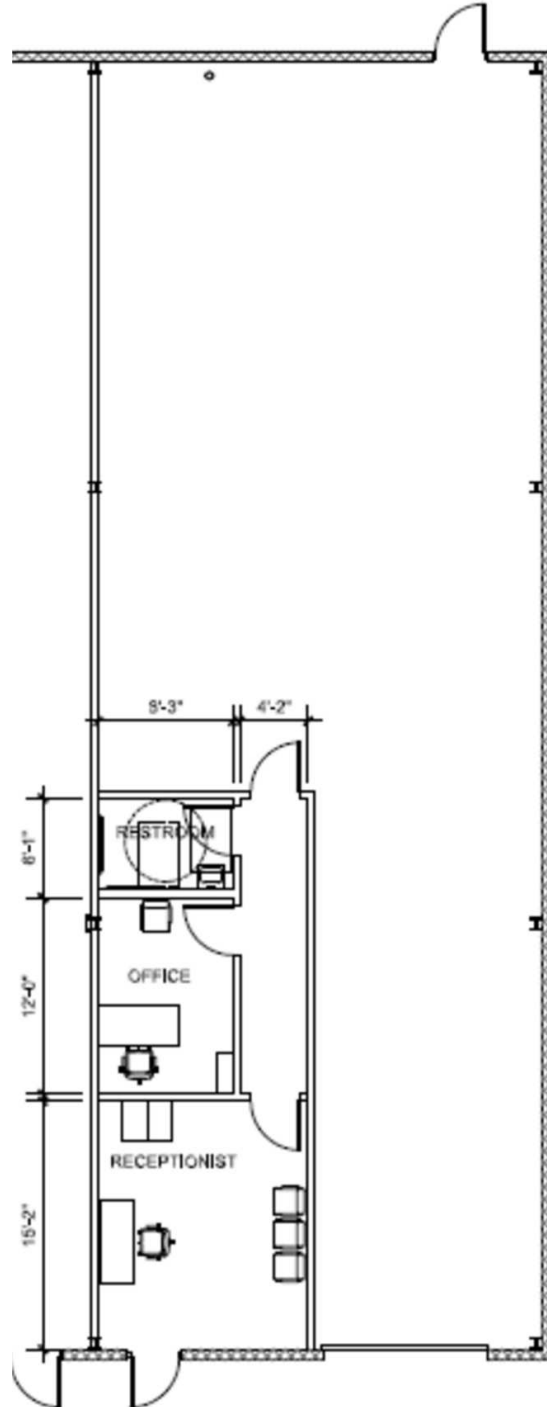
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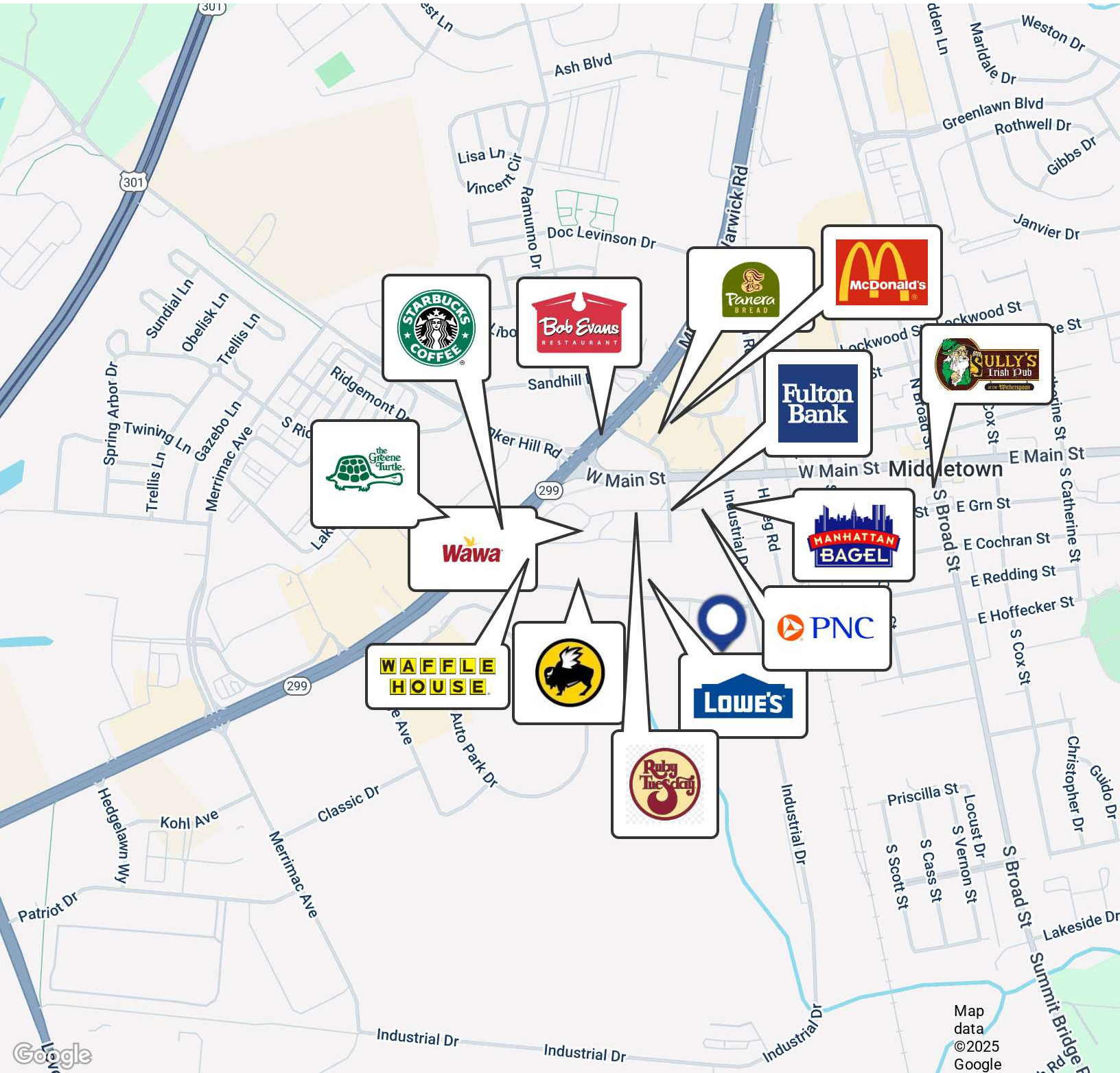
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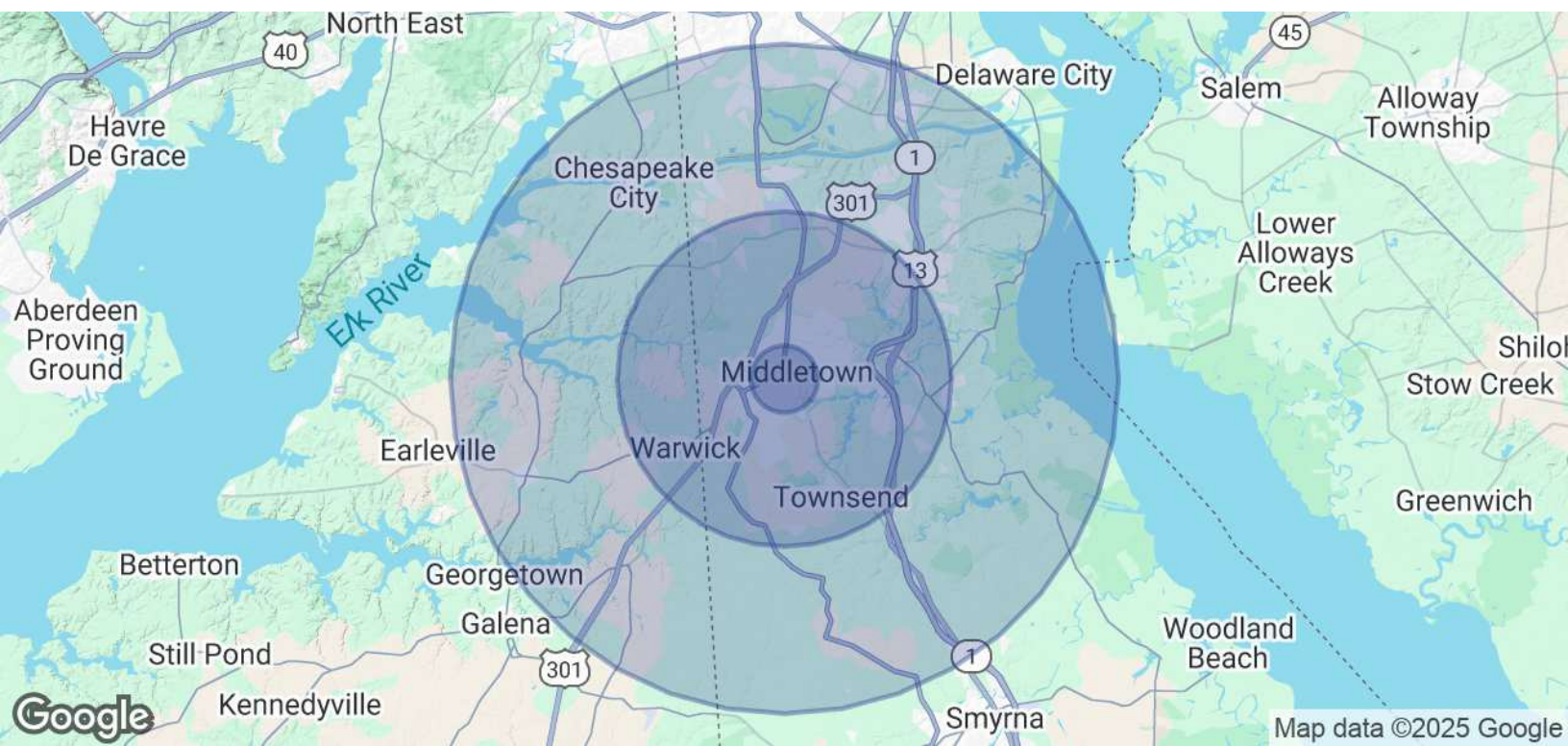
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,216	45,285	98,776
Average Age	40	39	40
Average Age (Male)	38	38	39
Average Age (Female)	42	40	41
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,108	15,127	33,538
# of Persons per HH	2.6	3	2.9
Average HH Income	\$87,758	\$134,162	\$140,102
Average House Value	\$395,895	\$467,586	\$475,137

Demographics data derived from AlphaMap

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