

INDUSTRIAL FOR LEASE

350 LAFFERTY LANE, LOT 2

Dover, DE 21853



PROPERTY DESCRIPTION

Now pre-leasing brand-new industrial / commercial warehouse space at the Dover Business Park, located at 350 Lafferty Ln, Dover, DE. Building delivery scheduled for March 2026.

Spaces available from $\pm 3,000$ SF up to 39,000 SF within a 54,000 SF free-span pre-engineered metal building. Units feature heated office/warehouse flex space, 25' eave height (30' peak), loading docks, storefront entrances, and one office plus one restroom per unit. Custom buildouts available.

LOCATION DESCRIPTION

This prime location offers excellent accessibility due to its proximity to major highways, including Route 1 and Route 13, allowing for seamless travel to surrounding areas and beyond. Furthermore, being located just down the road from Dover Air Force Base adds a unique advantage, as it facilitates civilian use of the airstrip. This appealing feature is perfect for aviation enthusiasts, small aircraft owners, or businesses that could benefit from air transport logistics. The combination of strategic location and aviation accessibility makes this site an ideal choice for anyone looking to leverage the operational advantages associated with flight and transportation.

OFFERING SUMMARY

Lease Rate:	\$12/sqft. NNN
Available SF:	3,000-54,000

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BRET DAVIS

Agent
O: 410.677.0909
C: 240.994.6481
bretdavis@kw.com

KW COMMERCIAL
11200 Racetrack Road
Ocean Pines, MD 21811

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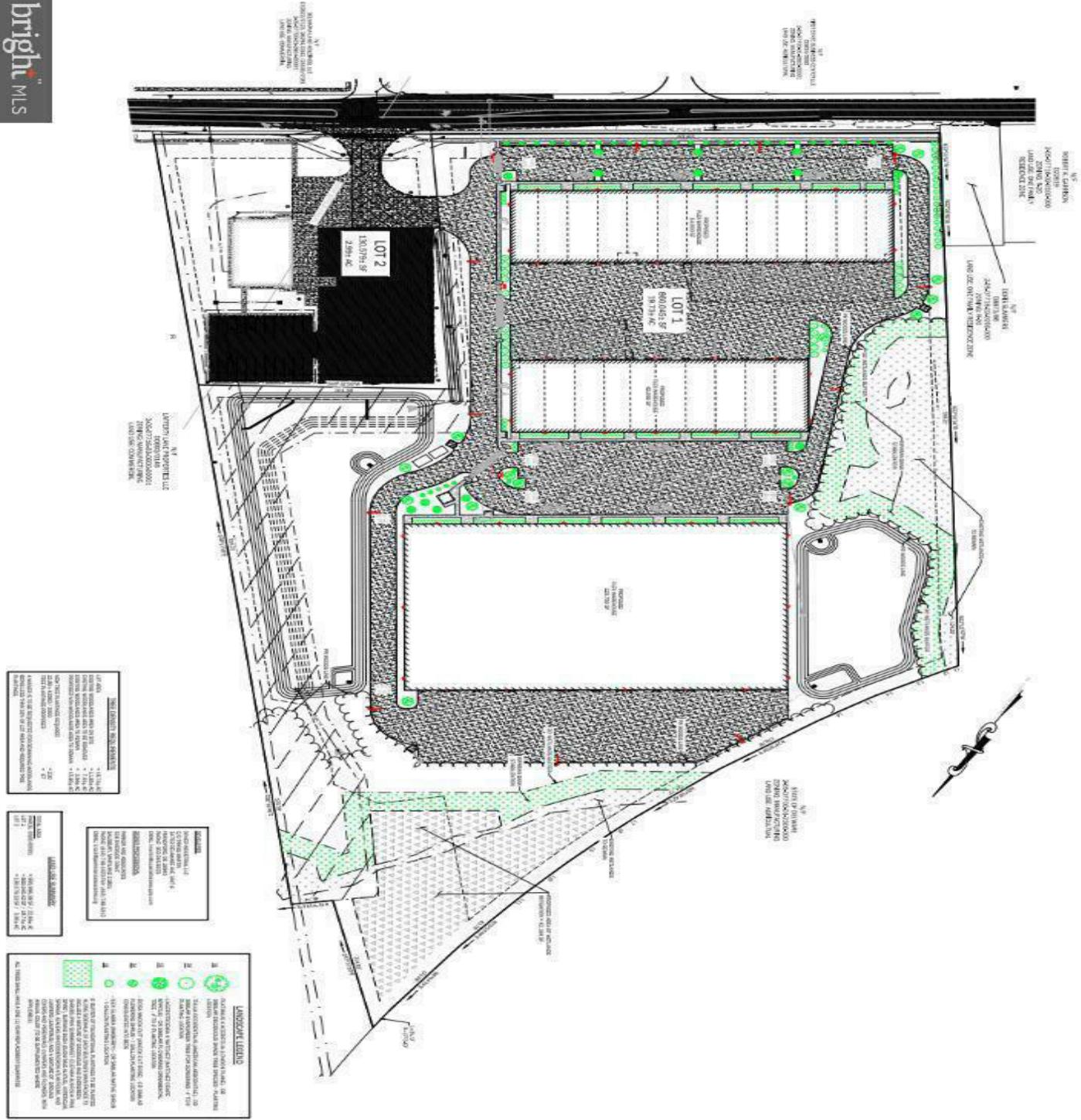
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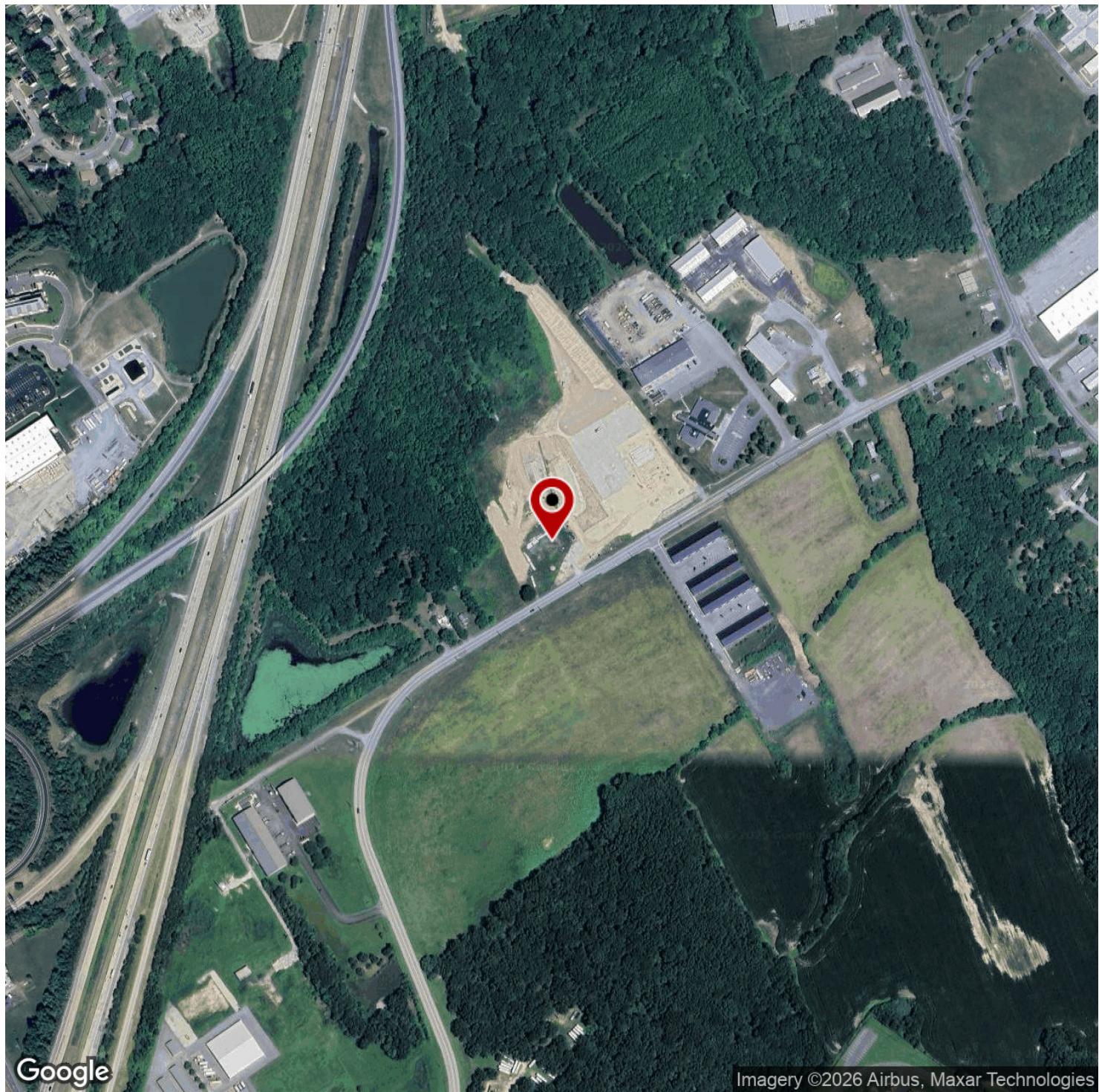
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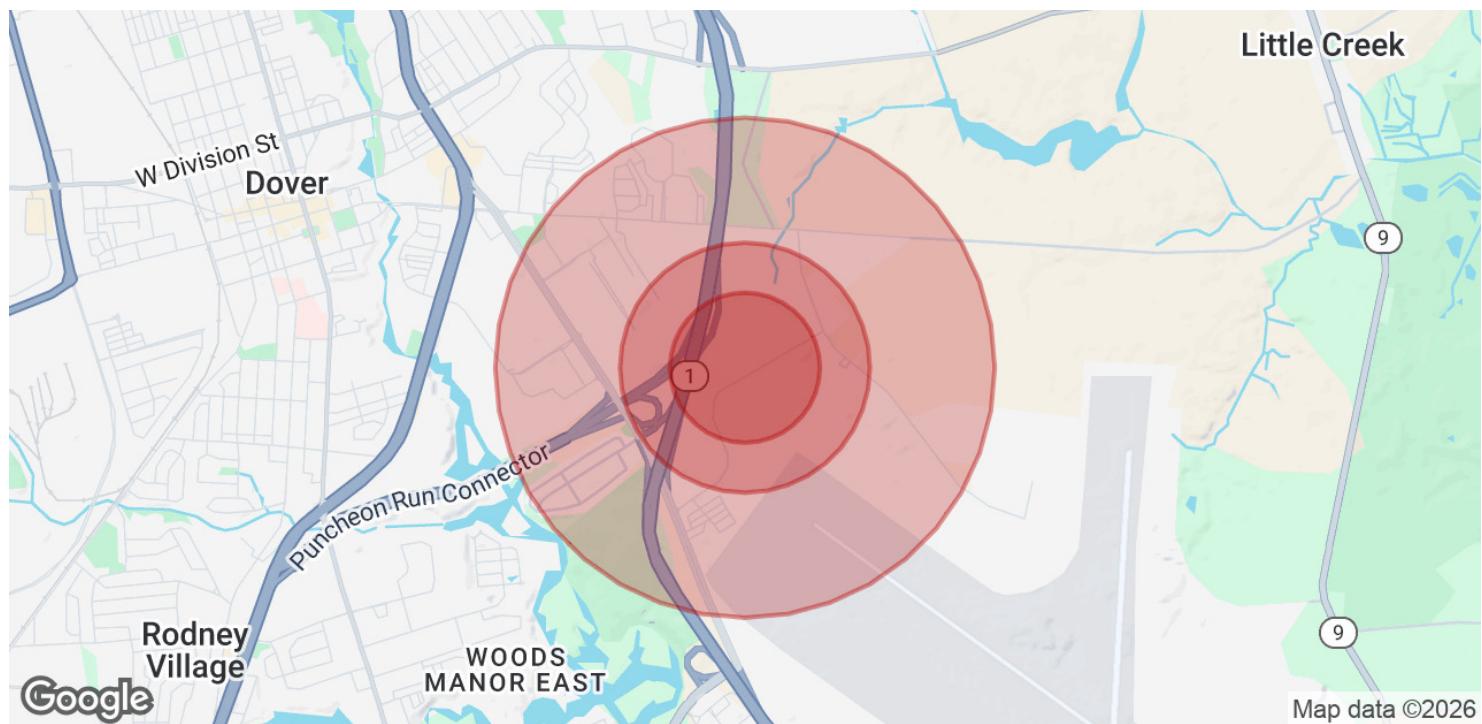
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	33	198	2,905
Average Age	36	36	37
Average Age (Male)	35	35	35
Average Age (Female)	37	37	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	15	87	1,221
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$65,400	\$65,400	\$66,321
Average House Value	\$148,875	\$148,875	\$261,078

Demographics data derived from AlphaMap

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