

FLEX OFFICE BUILDING
FOR LEASE

118 LUKENS DR. NEW CASTLE, DE



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (+ Utilities and Trash)
Building Size:	43,000 SF
Available SF:	43,000 SF
Lot Size:	11.49 Acres
Year Built:	1999
Zoning:	IOP - Industrial Office Park

PROPERTY OVERVIEW

Plug and play, 43,000 SF, stand-alone, single-story flex office building in the heart of Riveredge Park. The building sits on 11.49 acres with views of the Delaware Memorial Bridge and currently features a call center buildout with an open floor plan. 118 Lukens was originally planned with expansion in mind. As such, it is believed the building can be expanded by an additional 40,000 SF. The building comes with its own 600 KW, 480V KVA Generac back up generator. Located at the base of the Delaware Memorial Bridge and entrances to I-95, 495, 295, SR1 and SR13, the park and building are just five minutes to the city of Wilmington, 30 min to Philadelphia, one hour to Baltimore/DC, and two hours to NYC. 118 Lukens sits within the municipal city limits of the City of New Castle.

PROPERTY HIGHLIGHTS

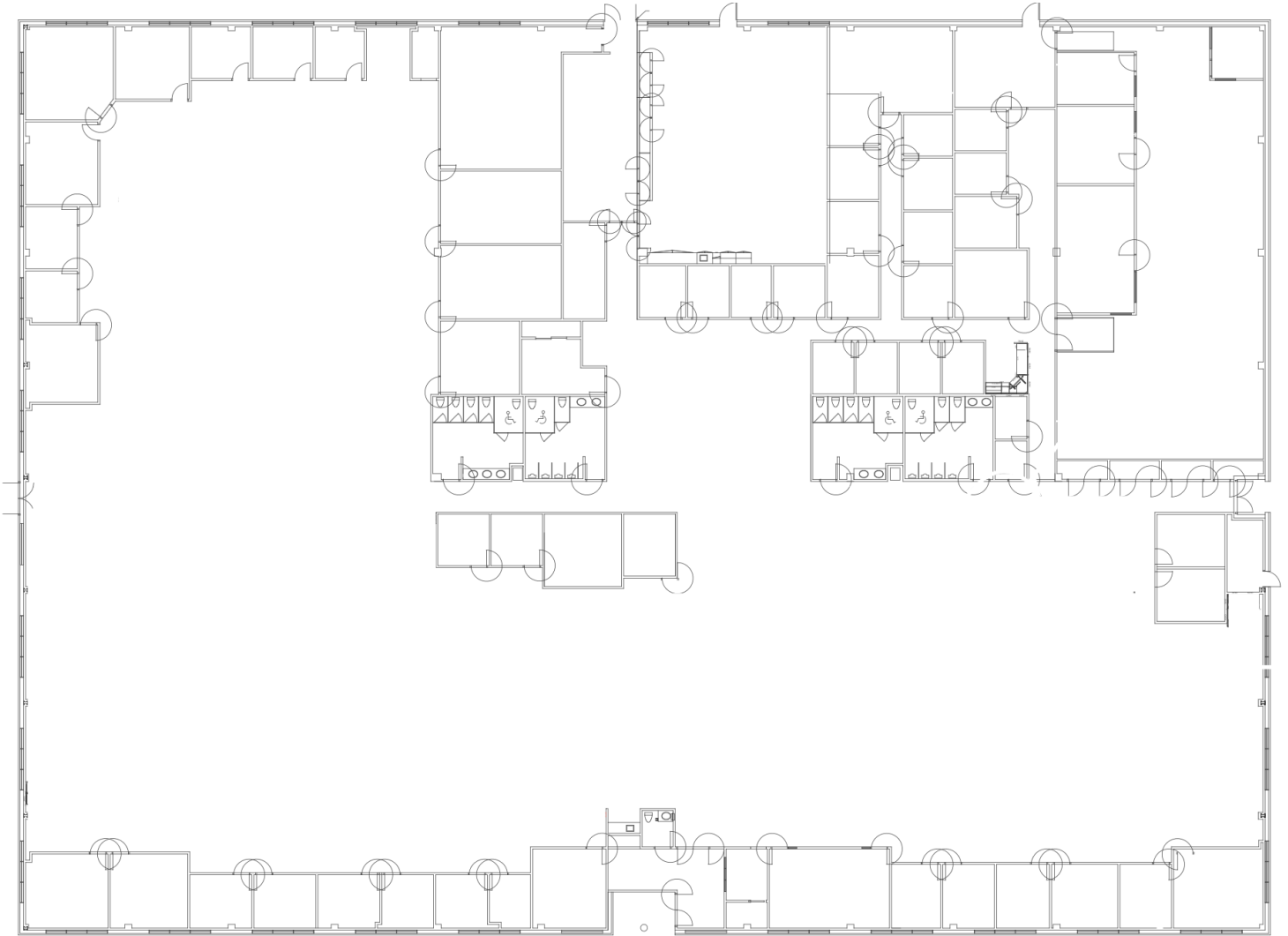
- 60+ private perimeter offices
- 3 conference rooms, 2 training rooms
- Cafeteria, storage room, and mail room
- Oversized parking lot with 351 spaces (8:1,000 parking ratio)
- 11.49 acre lot would allow for ~40,000 expansion
- 600 KW, 480V Generac Generator
- Immediate access to all interstate highways in DE

CONTACT

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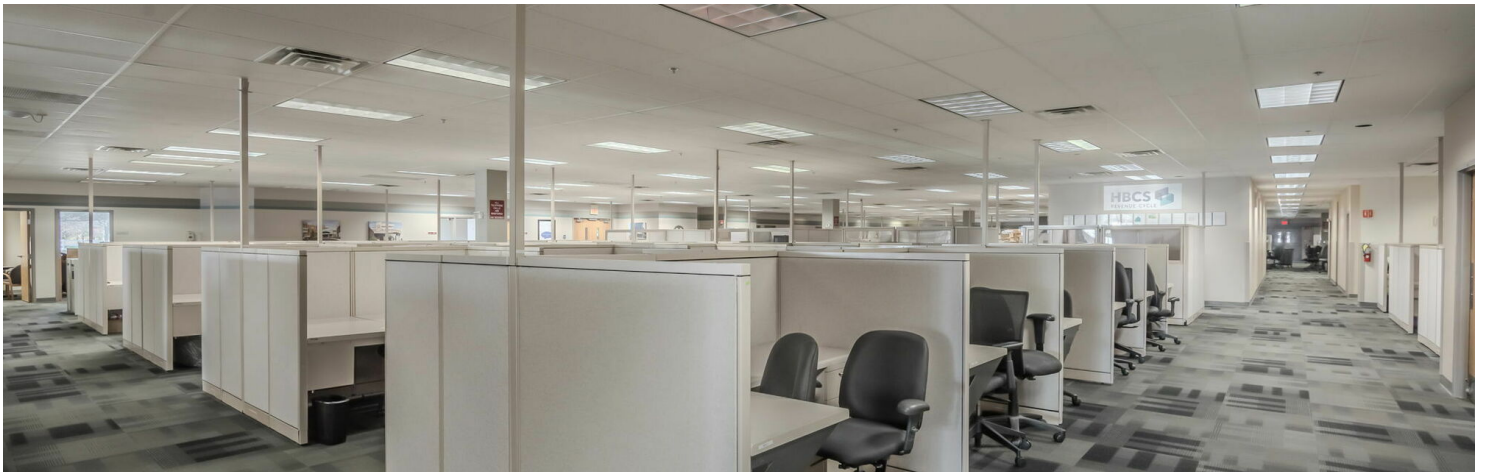
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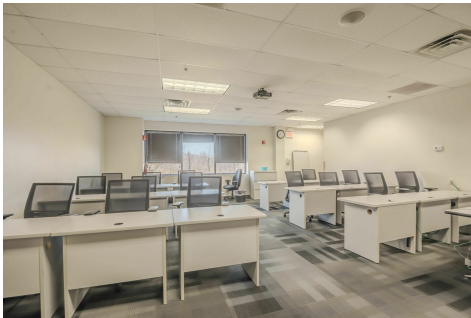
Conference Room 1



Conference Room 2



Conference Room 3



Training Room 1



Training Room 2



Mail Room



Cafeteria



Cafeteria



Storage Area

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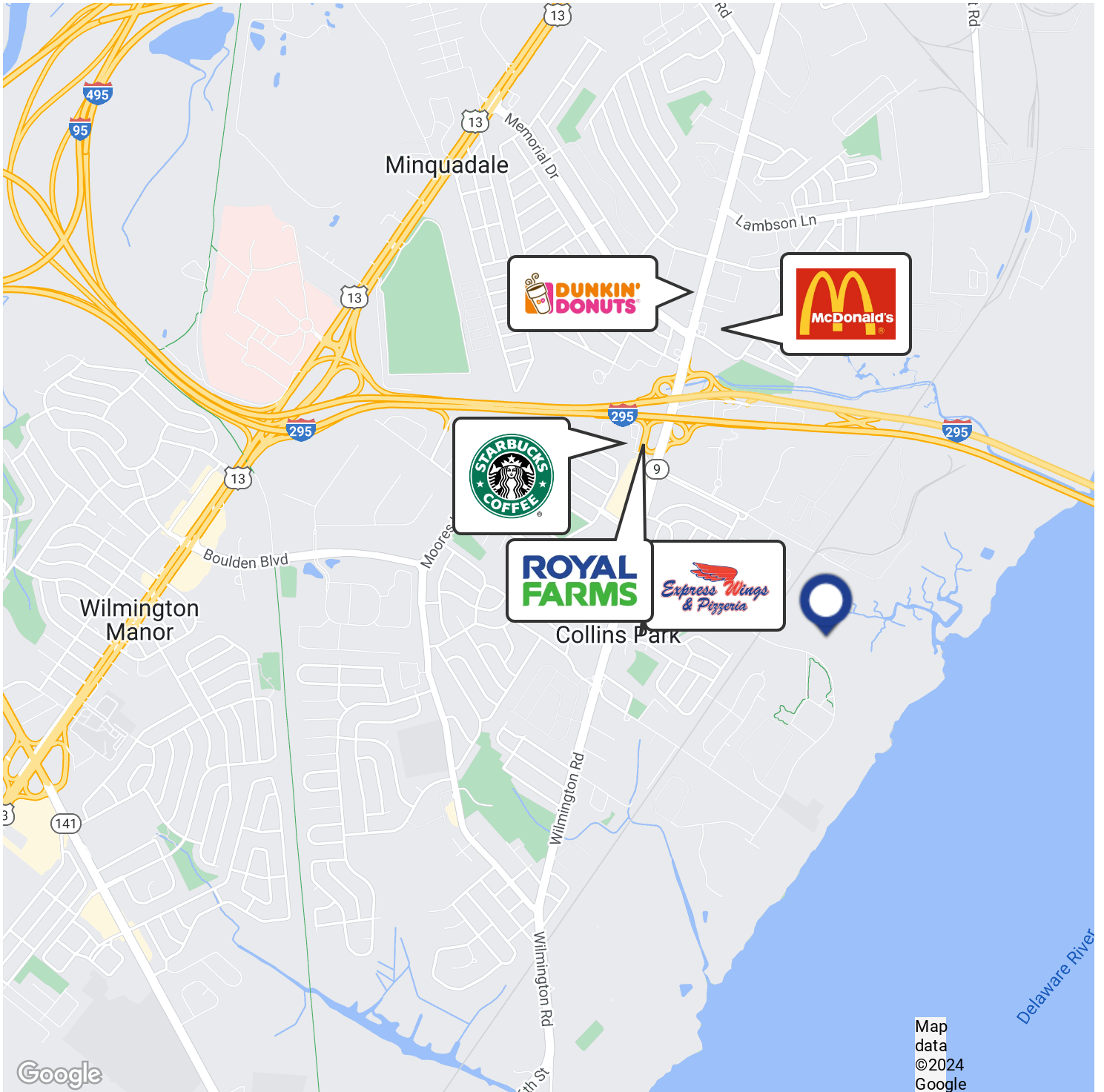
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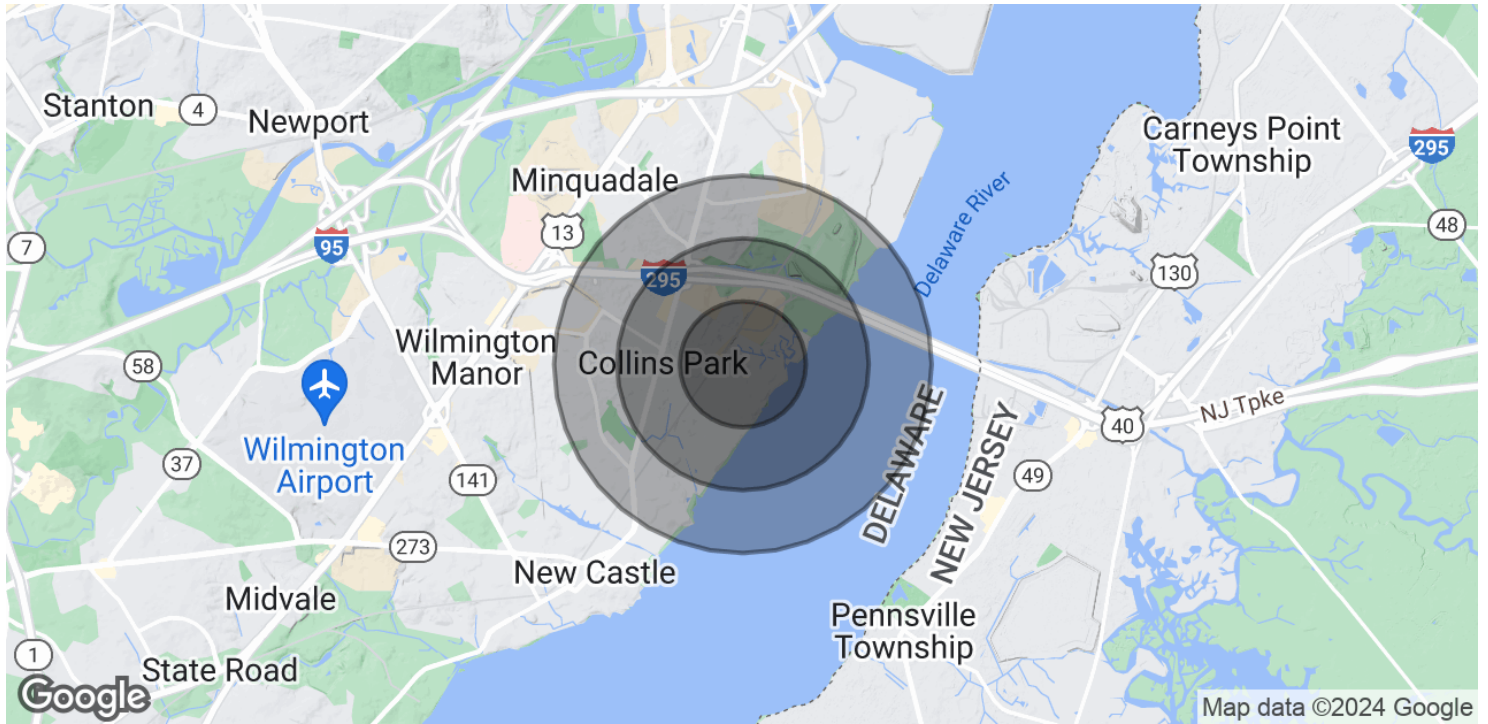
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,170	4,550	11,120
Average Age	33.9	36.4	37.3
Average Age (Male)	32.1	34.7	35.4
Average Age (Female)	35.4	37.0	37.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	392	1,595	3,968
# of Persons per HH	3.0	2.9	2.8
Average HH Income	\$53,121	\$60,551	\$66,242
Average House Value	\$140,764	\$159,670	\$169,624

* Demographic data derived from 2020 ACS - US Census

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