

INDUSTRIAL PROPERTY  
FOR LEASE

# 900 S HEALD STREET

Wilmington, DE 19801  
900 S Heald Street

CHRIS MOORE, CCIM  
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### PROPERTY DESCRIPTION

Fully renovated warehouse with two-story office space available for lease on Heald Street outside of Wilmington in New Castle County. Conveniently located near I-495, I-95, the Delaware Memorial Bridge, and the Port of Wilmington, the property offers strong access for distribution and operations.

Lease the entire warehouse 19,226 +/- SF or the building can also be configured into three separate units: Space "A" - 10,068 +/- SF, Space "B" - 3,413 +/- SF, and Space "C" - 5,745 +/- SF, providing flexibility for a range of users.

The warehouse features brand-new LED lighting, spacious office and warehouse restrooms, and 14-16 +/- FT ceiling heights beneath a newly installed roof. The two-story office layout includes an executive office on the second floor, while the first floor offers a kitchen, meeting area, and restrooms. Large windows bring in natural light, and the newly paved asphalt parking area supports ample employee and visitor parking.

### PROPERTY HIGHLIGHTS

- Space "A" - 10,068 +/- SF: 1 Drive-In Door and 1 Loading Dock
- Space "B" - 3,413 +/- SF: 3 Drive-In Doors
- Space "C" - 5,745 +/- SF: 3 Drive-In Doors
- New Asphalt Parking Area

### OFFERING SUMMARY

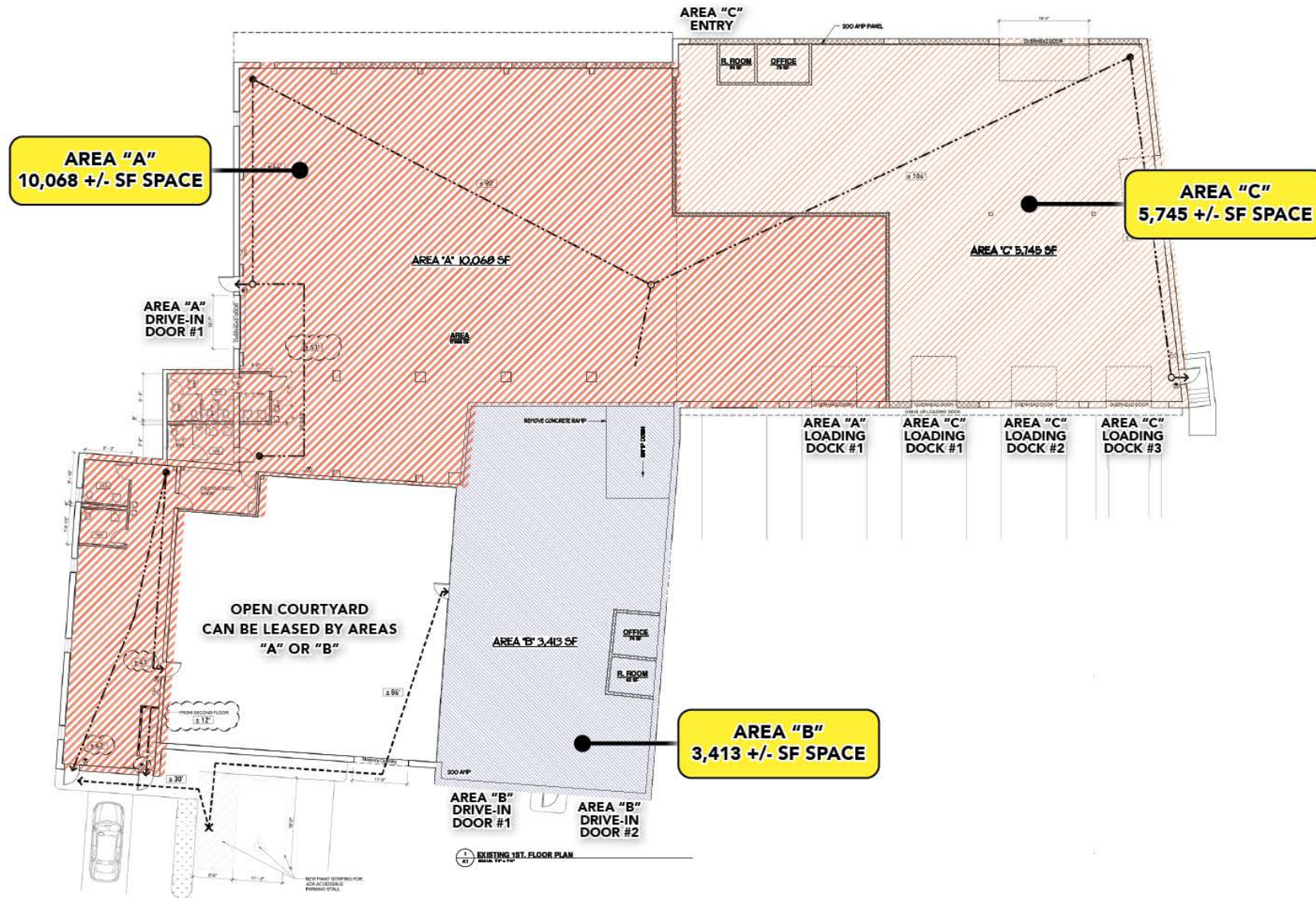
Lease Rate:	\$12.50 SF/yr
NNN Estimate:	\$2.15 SF/yr
Building SF:	3,413 +/- up to 19,226 +/- SF
Lot Size:	1.58 +/- Acres

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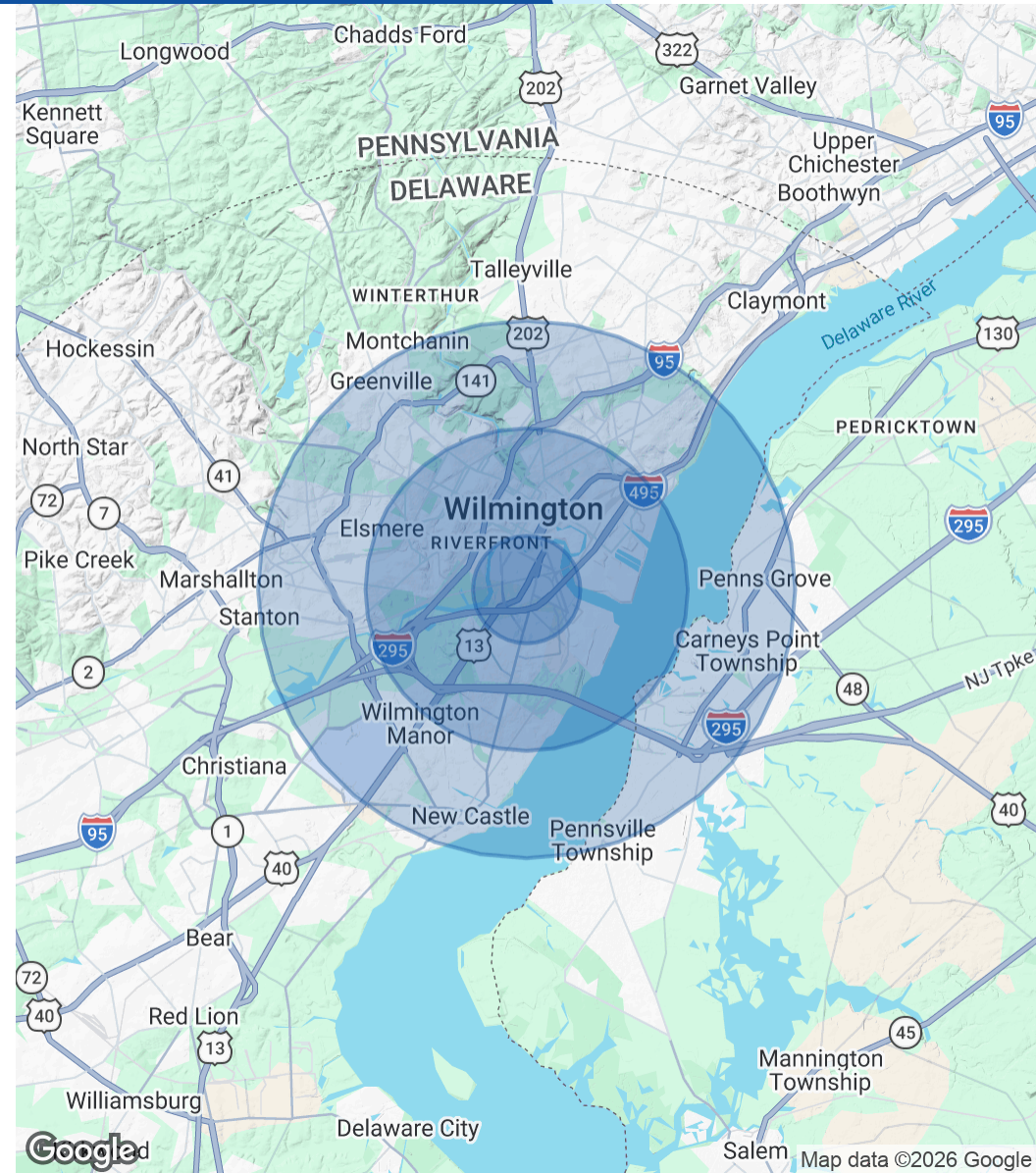
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	5,326	113,017	193,584
<b>Average Age</b>	34.1	35.1	37.0
<b>Average Age (Male)</b>	31.3	33.1	35.5
<b>Average Age (Female)</b>	35.7	36.7	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,076	44,398	76,665
<b># of Persons per HH</b>	2.6	2.5	2.5
<b>Average HH Income</b>	\$43,991	\$52,965	\$64,630
<b>Average House Value</b>	\$210,588	\$221,704	\$261,582

2020 American Community Survey (ACS)



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