

For Lease

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Millsboro Professional Center

Dagsboro Hundred | Millsboro, DE 19966

Millsboro Professional Center consists of 3 modern state of the art buildings and ample parking for each. Building #3 was completed in 2023 and has a 2400 SF medical office suite available for immediate occupancy.

Buildings #1 and #2 are under construction and scheduled for a 2025 completion date. Sussex county is one of the fastest growing areas in the mid-atlantic region and is seeing a mass migration of retirees looking to take advantage of Delaware's favorable tax code and lower cost of living.

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For more information please contact:

David Heaney
Principal
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Property

Highlights:

Location:	Old Landing Road Millsboro, DE 19966
Tax Parcel #:	1-33-17.17-108.00
Acreage:	4.063 Acres
Zoning	HC
Proposed Completion:	Fall 2023
Square Footage:	Building 1: Available 2025 Building 2: Available 2025 Building 3: 2,400 SF Available
Floors:	Building 1: 2 Story Building 2 & 3: 1 Story
Parking:	158 Spaces
Structure:	Steel I-Beam Frame. Floors are Comprised of Concrete Slab on Grade.
Floor Height:	13'-0" Deck to Deck
Column Spacing:	Proposed 20'x20'
Ceiling Height:	TBD, Tenant Specific
Roof:	ISO Insulation (Minimum R-38) with PVC White Membrane Roof
Exterior:	Prefabricated Stacked Stone Veneer & Exterior Insulation System
Exterior Glazing:	Low-E Insulated. Thermally Broken Frame.

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Highlights:

Utilities:	Electric - Delmarva Power Water - Public Water Service Sewer - Public Sewer Service Telecom - Verizon & Comcast Gas - Chesapeake Utilities
Electrical:	120/208v Three Phase
Plumbing:	Two (2) Inch Main Public Water Service
HVAC:	Carrier Package Rooftop
Building Automation	Remote Mechanical Monitoring
Fire Systems:	Fire Alarm System Throughout, Horns, Strobes, Smoke Detectors, Alarms per UL Standards, Remote Monitoring
Card Access:	24 Hours per Day, On-site Management
Loading Zone:	One Provided per Building
Trash:	On-Site Dumpster & Enclosure Provided
Amenities:	Window Shades Provided, Bike Racks, EV Charging, Landscaping Service, Snow Removal

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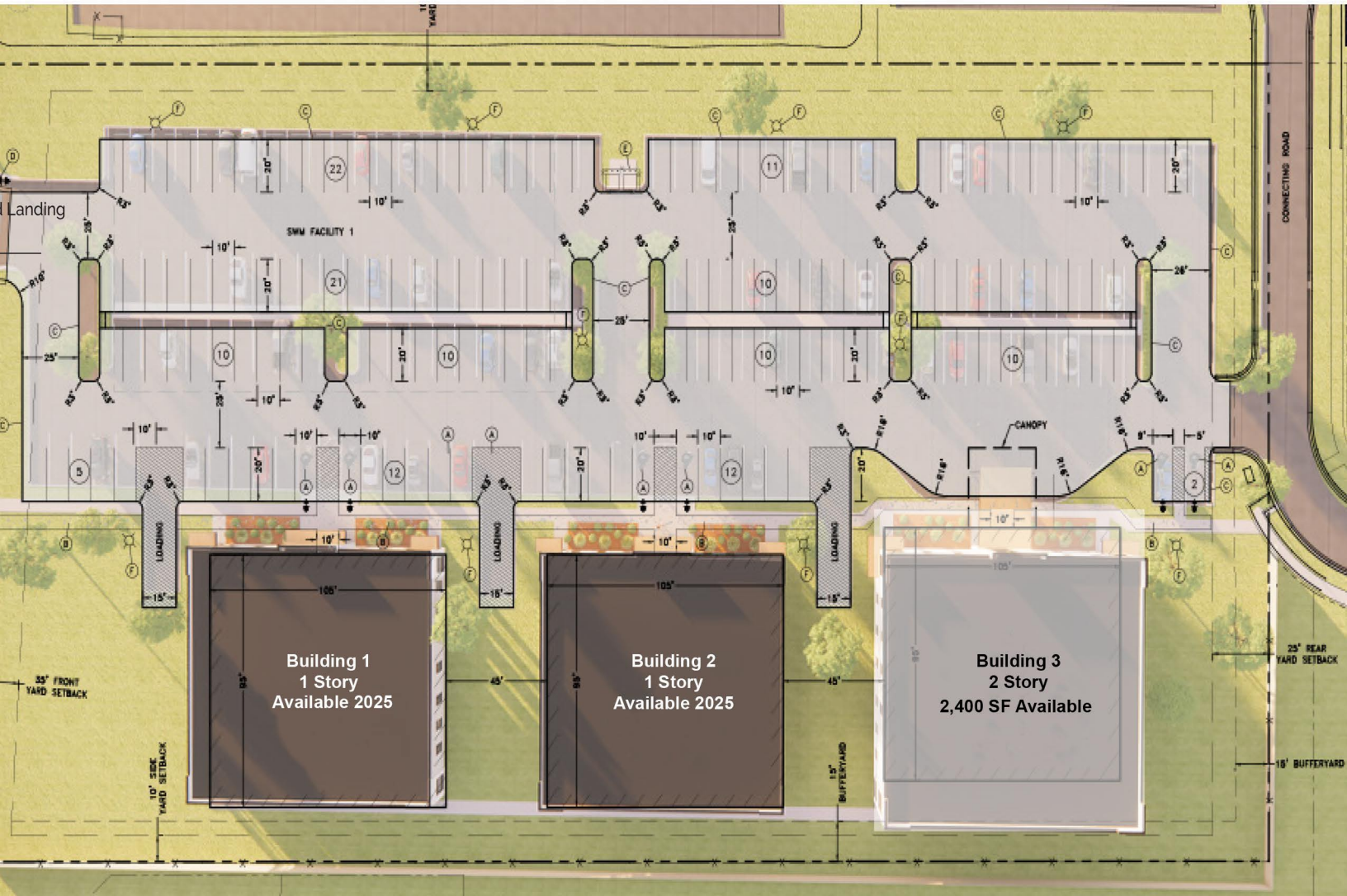
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Site Plan



2,400 SF Office Space is Currently Available in Building 3

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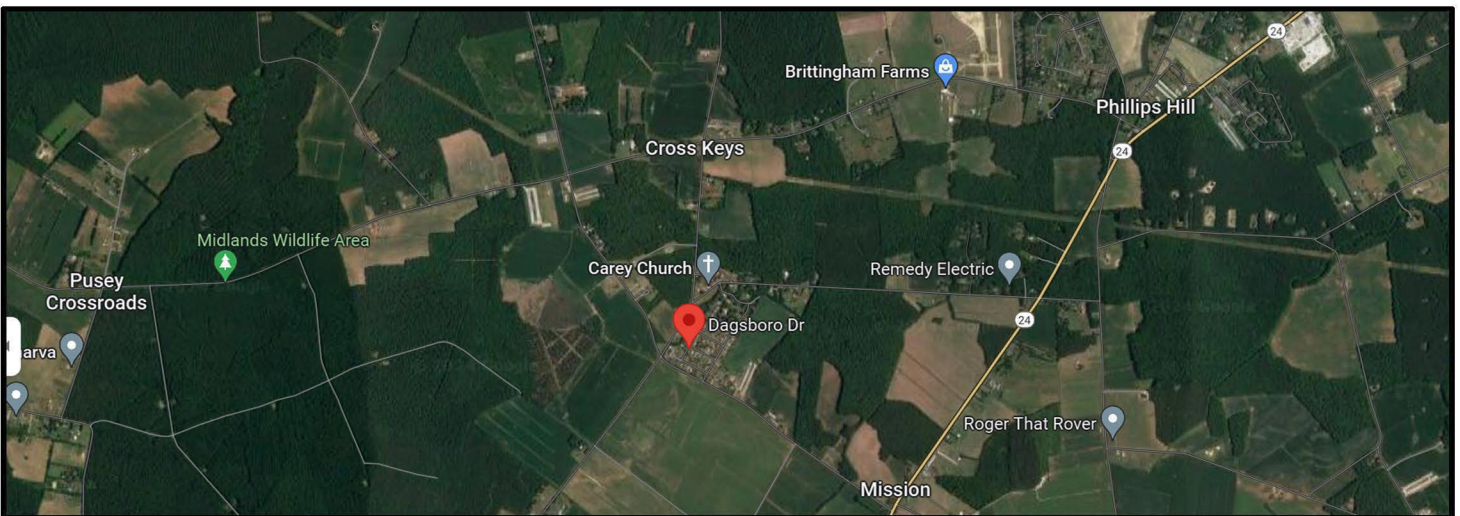
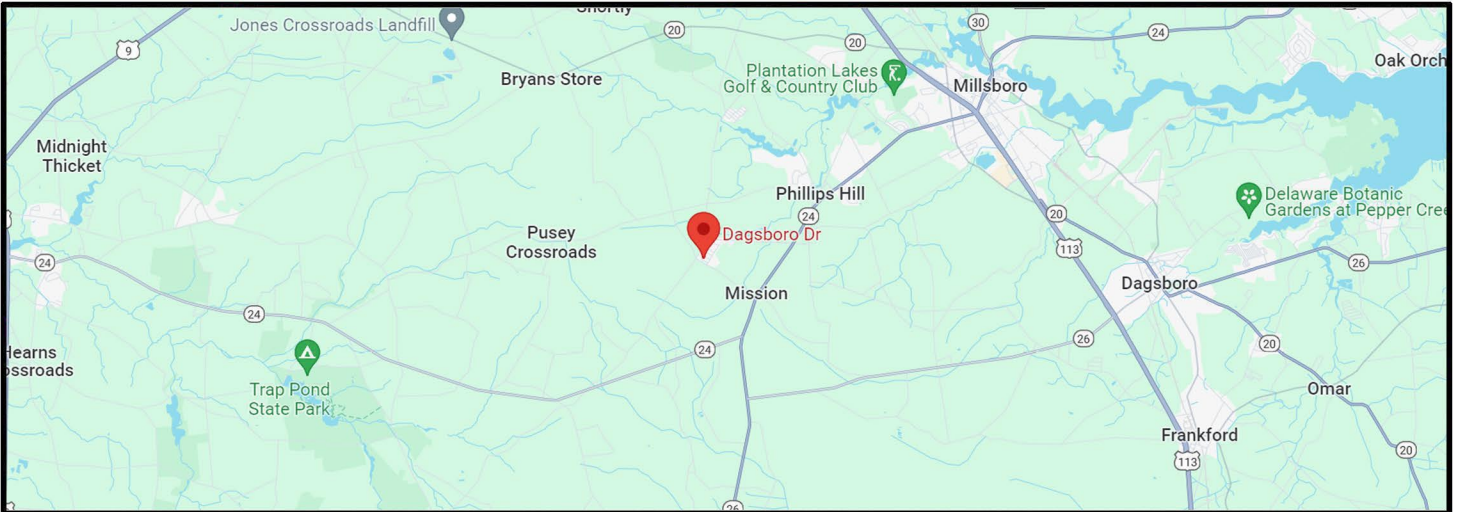
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Demographics:

- Populations: 247,527 (Sussex County)
- Households: 99,858 (Sussex County)

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