



PROPERTY DESCRIPTION

Warehouse space for lease in downtown Wilmington, DE. The warehouse is ideally located very close to the Port of Wilmington and the I-95/I-495 traffic corridors. Multiple units are available. Excellent positioning for any logistics, distribution or warehousing company. Additional availabilities coming soon!

PROPERTY DESCRIPTION

- **GLA:** 121,897
- **Available:**
 - > **Unit 1:** 6,591-12,591 (1-2 stories)
 - > **Unit 2:** 5,945 SF (garage doors and/or multiple doors)
 - > **Unit 3:** 3,763 SF (garage doors and/or multiple doors)
 - > **Unit 4:** 5,988 SF (garage door with tractor trailer loading areas)
 - > **Unit 5:** 5,580 SF (garage door with tractor trailer loading areas)
 - > **Unit 6:** 2,232 SF (garage doors and/or multiple doors)
 - > **Unit 7:** 2,500 SF
- **Lease Rate:** \$12/SF/NNN
- **NNN's:** +/- \$1.16/SF
- **Ceiling Height:** Vary with each unit but generally 14' or higher
- **Brand new roof installed (2023)**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	20,044	96,865	185,778
Total Households	7,870	45,179	81,624
Average HH Income	\$48,228	\$67,059	\$78,439
Median Age	33.7	38.2	39.0

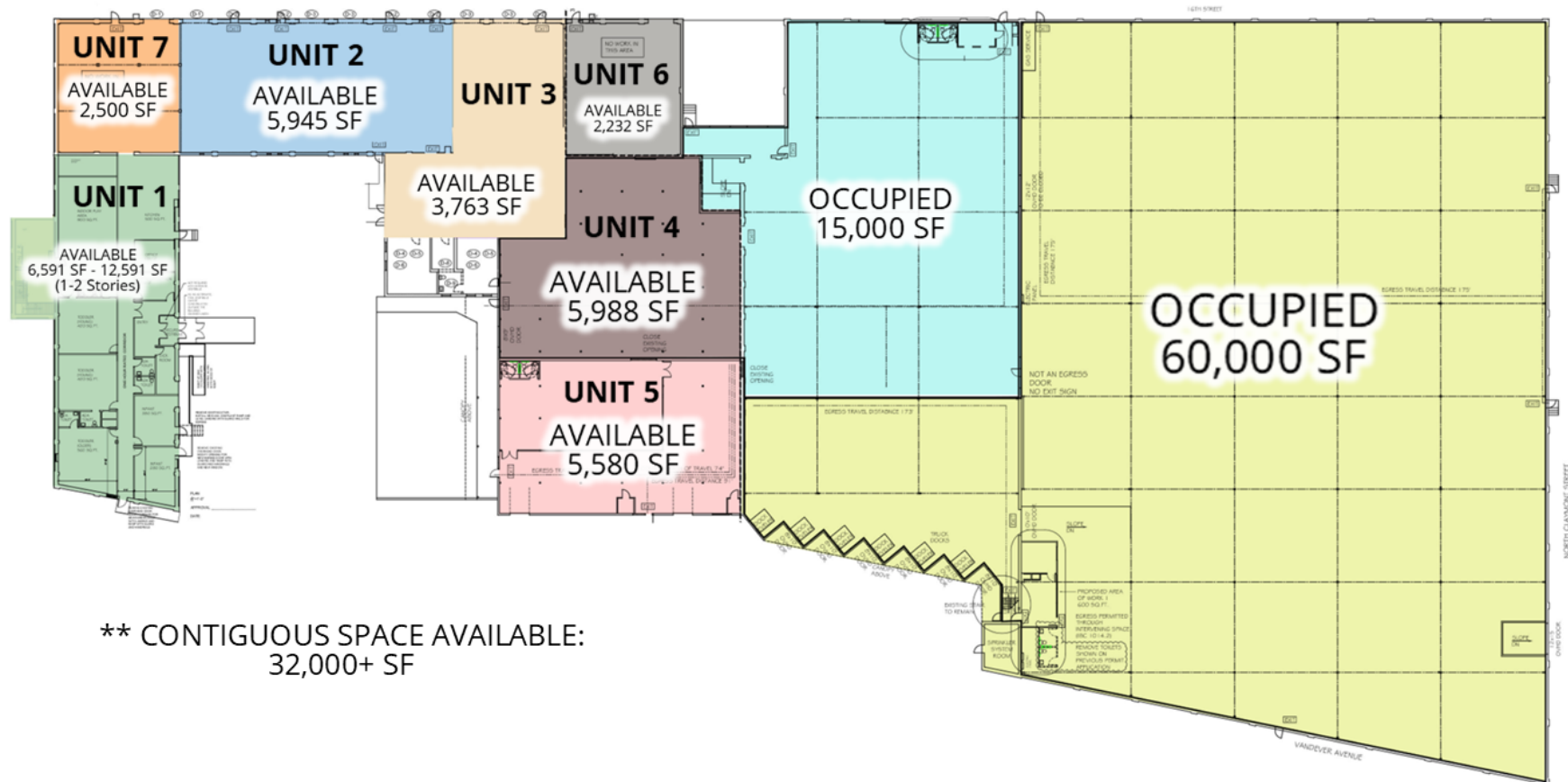


For More Information, Contact:

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DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
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**** CONTIGUOUS SPACE AVAILABLE:
32,000+ SF**

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WAREHOUSE SPACE
FOR LEASE



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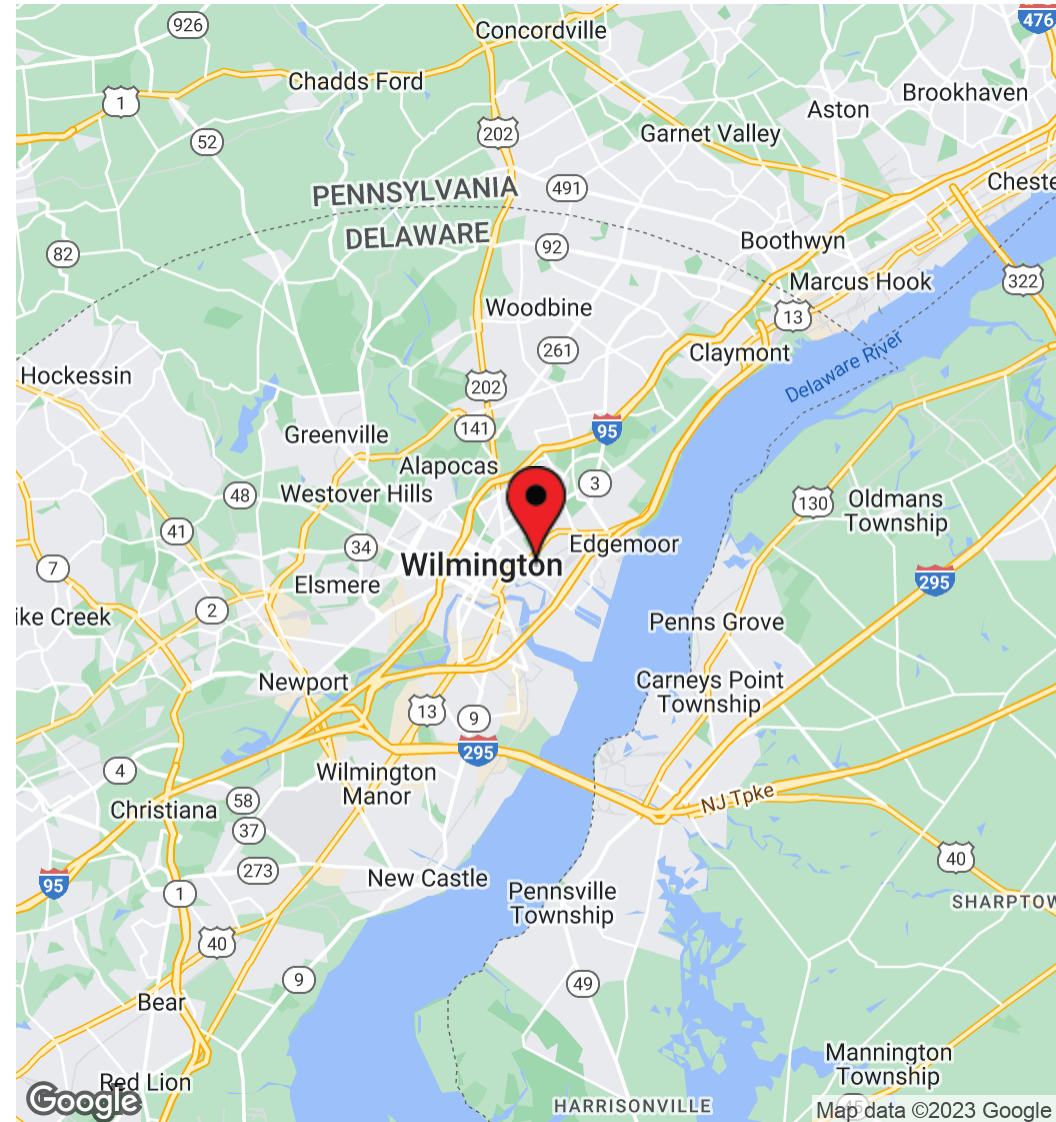
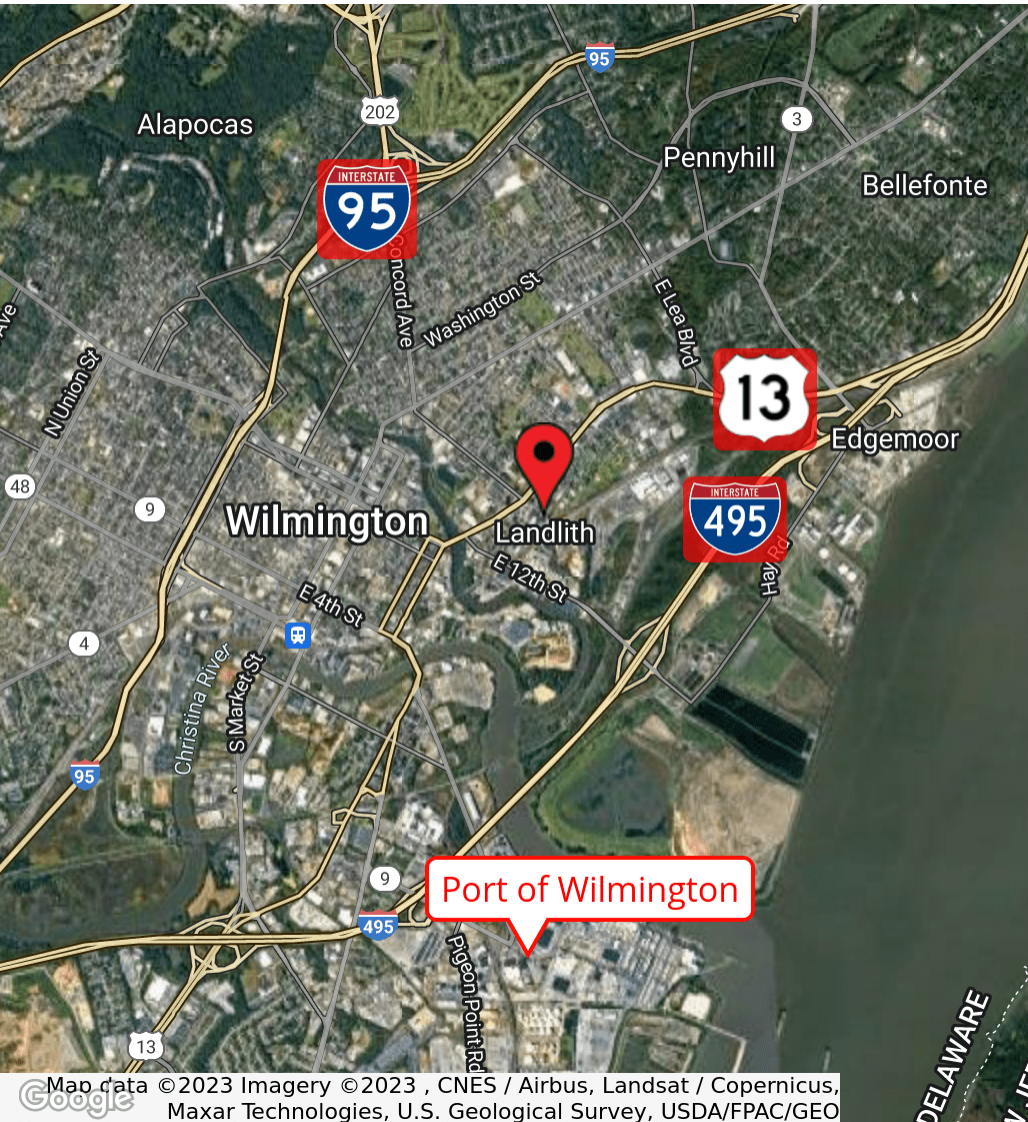
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