

6 INNOVATION WAY

NEWARK, DELAWARE 19711



LOCATED IN THE DELAWARE TECHNOLOGY PARK ADJACENT TO THE UNIVERSITY OF DELAWARE

90,000 SF

CLASS A LABORATORY BUILDING

AVAILABLE

Q1 2027

NOW PRE-LEASING



south
DUVALL
COMMERCIAL REAL ESTATE INVESTMENTS

 **Scheer Partners**
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WHY DELAWARE?

Where Proximity Meets Prosperity

Newark, Delaware's proximity to Philadelphia, Baltimore, and Washington D.C. provides access to a large consumer market and labor pool. With a diverse industry landscape, supportive local government, and favorable business conditions, Newark offers a compelling opportunity for companies looking to thrive in a dynamic economic environment.

According to WalletHub, Delaware has the second lowest tax burden in the United States. It also has the fourth best workforce and the tenth strongest economy, per CNBC.

JOIN NEWARK RESIDENT INNOVATORS



REGIONAL MAP

DISTANCES
1 hour to Baltimore (Camden Yards)
50 minutes to 30th St Station
20 minutes to Wilmington Airport
40 minutes to Philadelphia Airport
1.5 mile walk to Newark Amtrak Station



KEY FACTS



Population is 653,168
within 20 miles



Total regional employment
is 352,455



Average earnings per
job is \$87.6K



Highest concentration of
chemical engineers and
chemists in the nation.



5th highest concentration of
employed PhDs in health,
science and engineering



More than 100 colleges and
universities within two hours.

AREA MAP

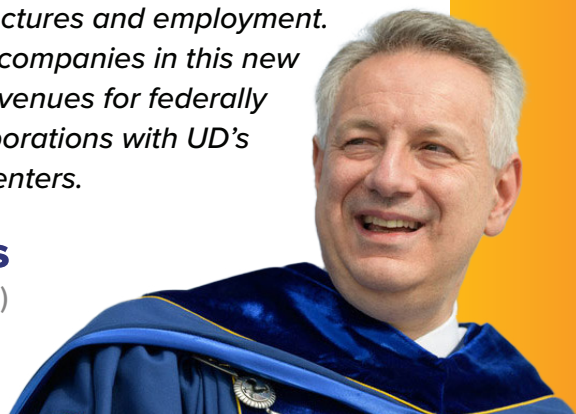


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Our previous partnerships with DTP companies have yielded outstanding opportunities for students, such as internships, guest lectures and employment. We anticipate that the companies in this new facility will open new avenues for federally funded research collaborations with UD's faculty and research centers.

Dennis Assanis

President (2016 - 2025)
University of Delaware



TAX INCENTIVES

No sales tax, inventory tax, or value-added tax

No personal property taxes

6th lowest property taxes in Nation (WalletHub 2024)

#1 U.S. State for Capital-Intensive manufacturers

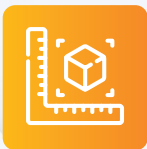
#3 U.S. State for Labor-Intensive Manufacturers

Research & Development (R&D) Tax Credit

BUILDING HIGHLIGHTS

6 Innovation Way is the premier destination for scientific companies on the east coast. Located five-miles from two separate exits off Interstate-95 and accessible via train, it provides access to capital, technology, and employment in the densest population corridor in the United States.

On University of Delaware owned land, in the thriving Delaware Technology Park, access to collaboration with the University's students and faculty associated with a top 5 ranked Chemical Engineering program in the United States is limitless.



First Phase
90,000 SF



Second Phase
90,000 SF



3,000 kva
480 - 3 phase



16'+ Slab-to-Deck
Height on All Floors



4" water /
6" sewer lines



Access to 8" and 16"
Natural Gas Mains



600KW Back Up
Electrical Power

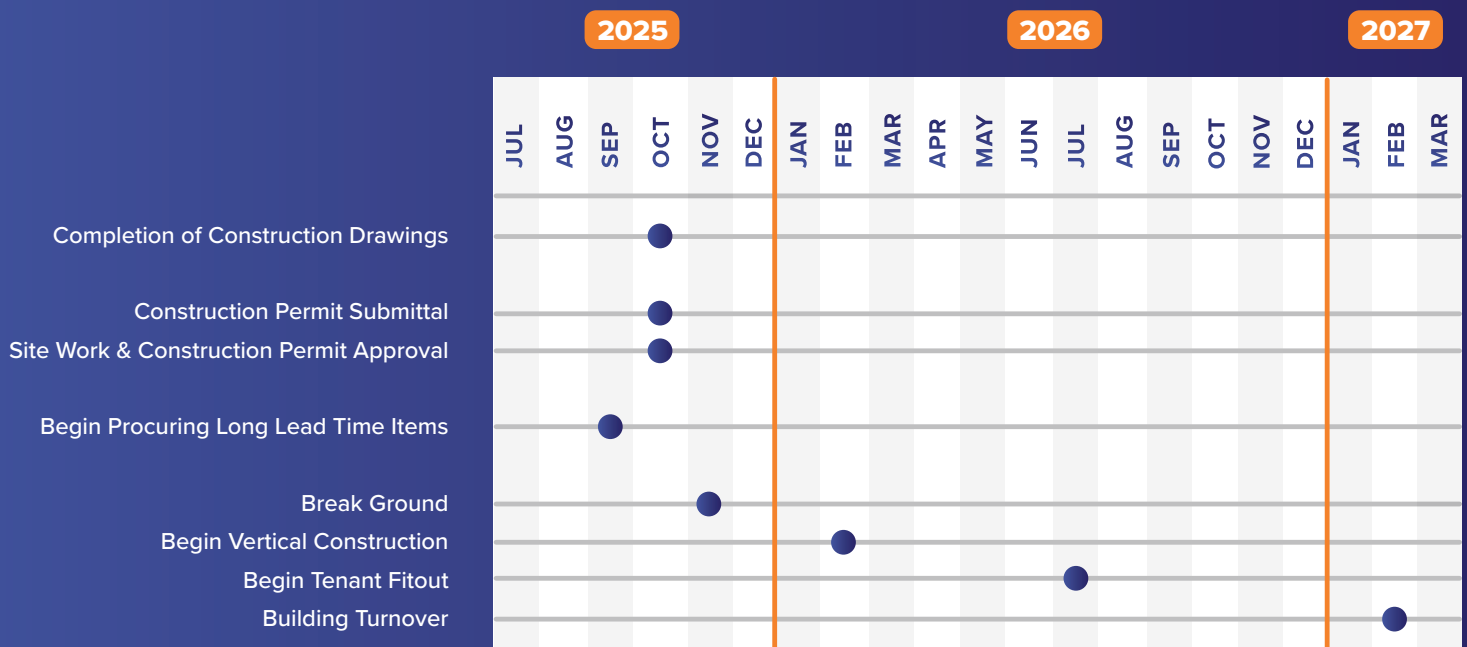


2 Interior Loading
Docks + Screened
Utility Yard

SITE PLAN

**FUTURE BUILDING
30,000 SF
FLOORPLATE**

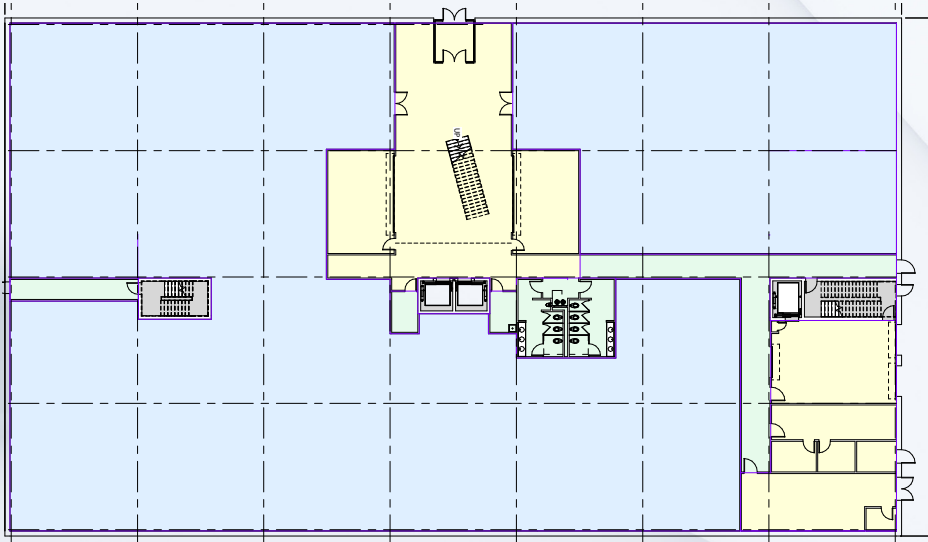
DEVELOPMENT TIMELINE



FLOOR PLANS

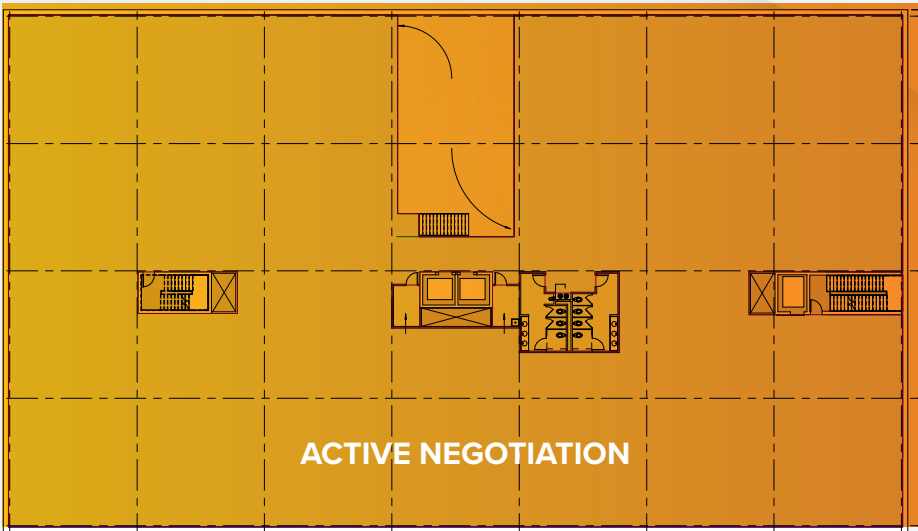
**1st
FLOOR**

30,000 SF
Divisible to 6,000 sf



**2nd
FLOOR**

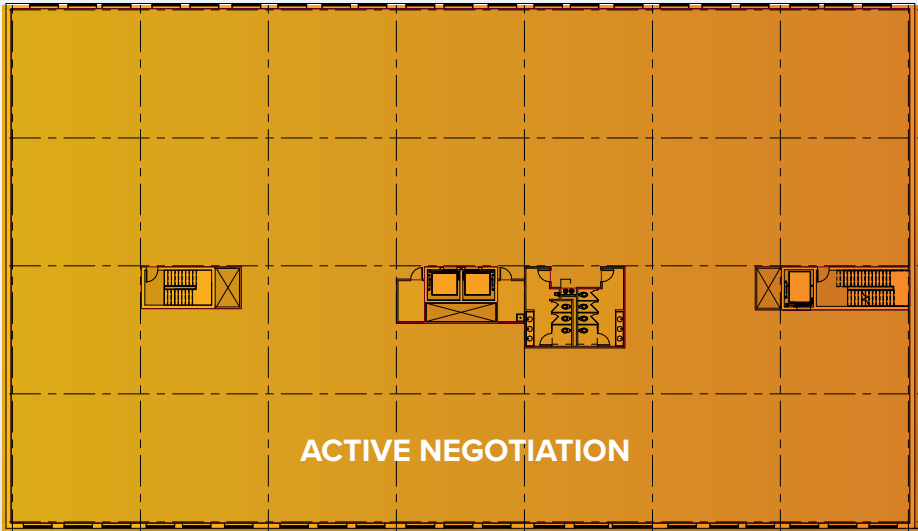
30,000 SF



ACTIVE NEGOTIATION

**3rd
FLOOR**

30,000 SF



ACTIVE NEGOTIATION

YOUR NEXT BREAKTHROUGH BEGINS HERE



For Leasing Opportunities, Please Contact:

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