



## AVAILABLE SPACES

Available  
Space: +/- 4,808 SF

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Lease Rate: \$11/SF NNN

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## Tim Plemmons, CICP

302 322 9500 Main  
610 675 5591 Cell  
tplemmons@emoryhill.com

## PROPERTY DESCRIPTION

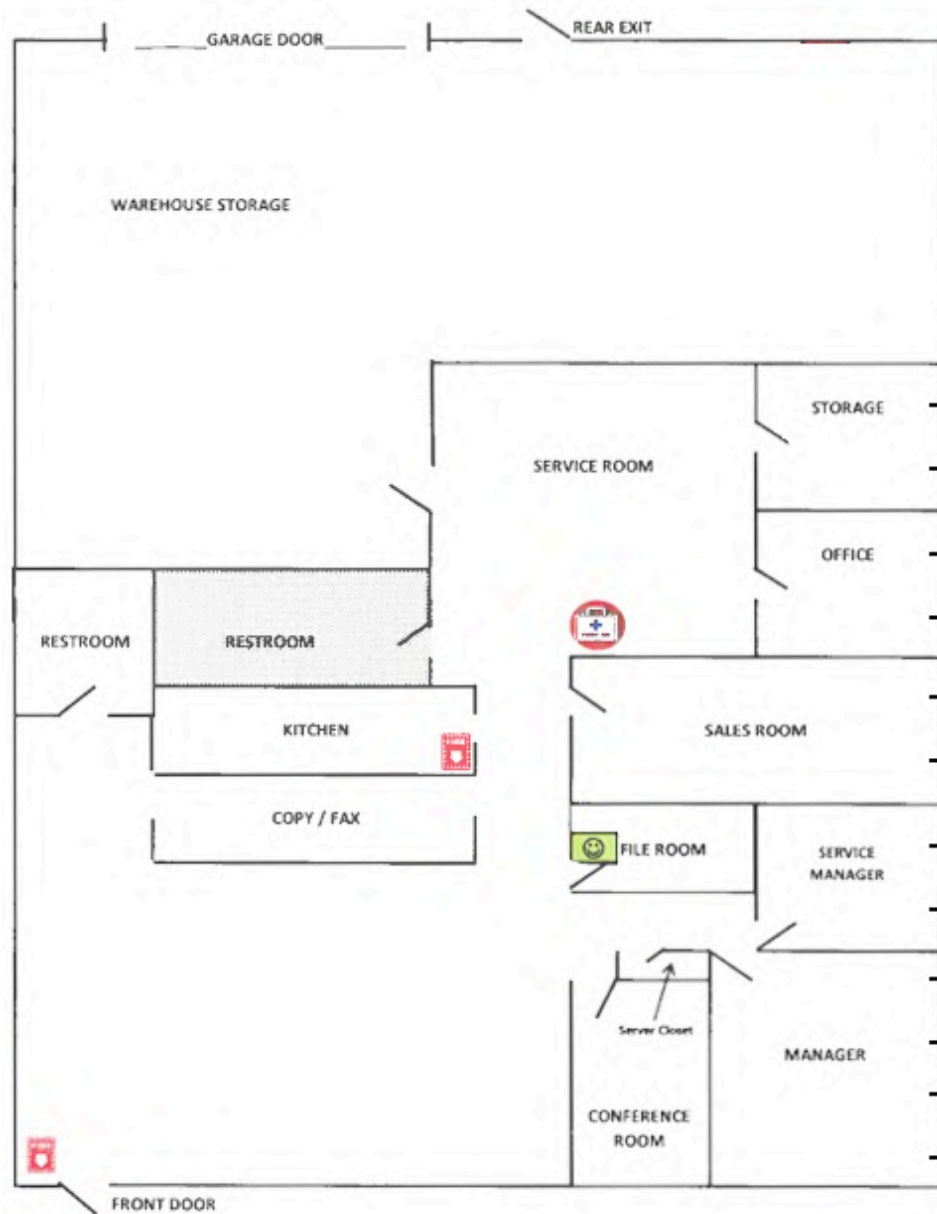
This end cap unit offers approximately 4,808 SF, including about 3,500 of conditioned space, drive-in loading, and a desirable window line. With a 16' ceiling height, 200-amp power, and access to public water and sewer, this property provides practical and functional amenities for various industrial uses. The location offers easy access to major transportation routes, including I-295 and I-495.

## PROPERTY HIGHLIGHTS

- Drive-in loading
- End-cap space
- 200 amp power
- 16' ceiling height
- Public water and sewer

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Emory Hill Real Estate Services Inc.  
10 Corporate Circle, New Castle, DE 19720  
302 922 9500  
[naiemoryhill.com](http://naiemoryhill.com)



**Tim Plemmons, MICP**

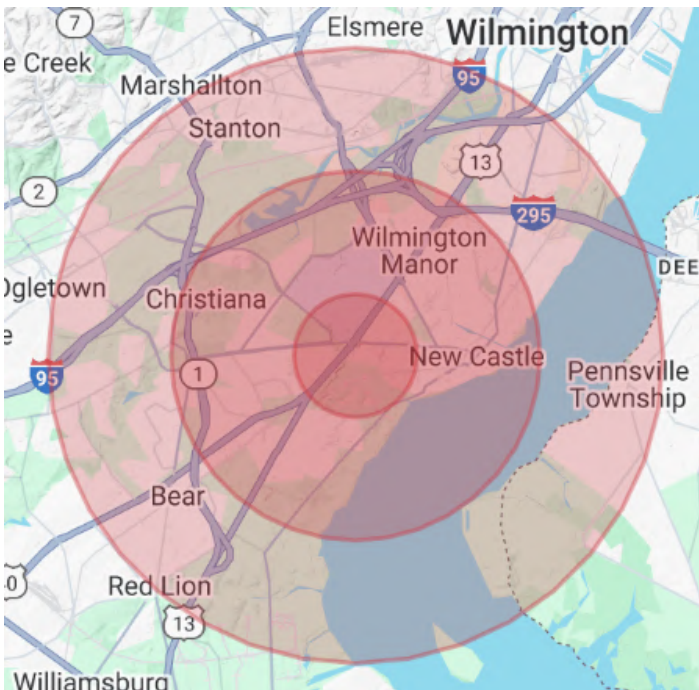
c: 610 675 5591

e: [tplemmons@emoryhill.com](mailto:tplemmons@emoryhill.com)









## Demographic Summary

POPULATION	1-MILE	3-MILE	5-MILE
Total Population	2,63838.3	52,624	146,478
Average Age	40	40	40
Average HH Income	\$84,543	\$89,759	\$89,186
Workday Population	9,437	57,491	139,281

📍 10 Corporate Circle, Suite 100, New Castle, DE 19720

☎ 302 322 9500

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