

## PROPERTY DESCRIPTION

**Industrial building for sale or lease in Smyrna, DE!** Situated on a sprawling 12.25-acres, this Property contains 173,000 sf +/- of high-bay industrial space featuring an expansive footprint that provides flexibility to suit the needs of a variety of industrial users from manufacturing to warehousing and distribution. Strategically positioned to optimize accessibility and convenience, this property is situated in close proximity to several major transportation arteries including 2.0 miles from the Route 1 interchange and 0.75 miles from Route 13. Located in the Town of Smyrna and within a Downtown Development District, this Property provides prospective purchasers and users with the opportunity to take advantage of incentives including but not limited to expedited permitting, rebates for capital improvement costs, business license abatement and many more. Excellent opportunity for owner-users and investors seeking to grow their portfolio and expand their operations into business-friendly Smyrna, DE.

## PROPERTY DETAILS AND HIGHLIGHTS

- **Asking Price:** \$5,250,000.00
- **Lease Rate:** Please contact listing agent
- **Building SF:** 173,051 +/-
- **Acreage:** 12.25 acres +/-
- **Zoning:** HC (Highway Commercial)
- **Loading:**
  - Ten (10) Loading Docks
  - Five (5) Drive-in Doors
- Building is fully sprinklered
- Located in the Town of Smyrna
- Located in a Downtown Development District and in an Opportunity Zone
- Access to all utilities



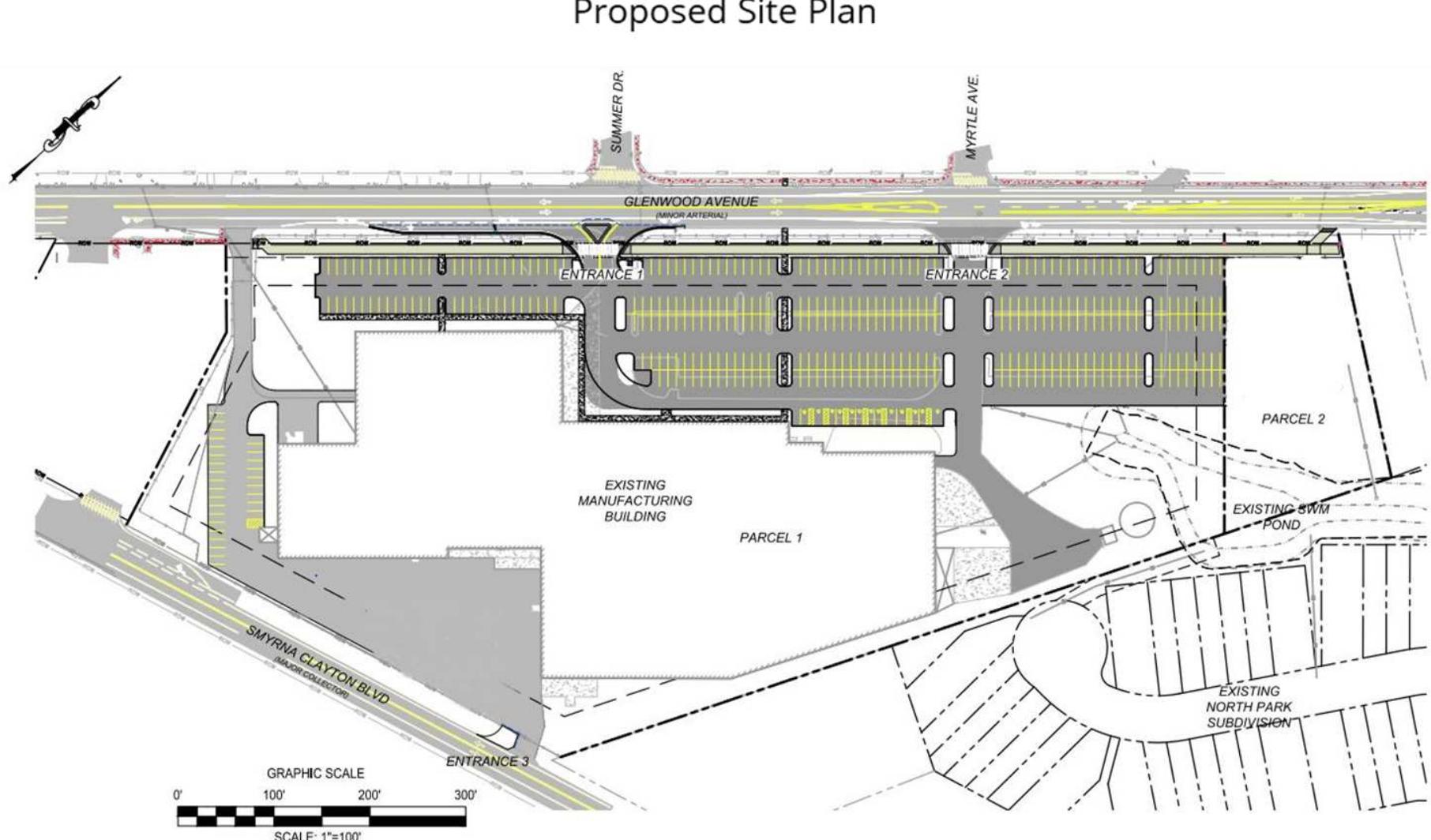
For More Information, Contact:

Andy Fox  
afox@dsmre.com  
302.283.1800 Office  
302.229.1304 Cell

Davis Mitchell  
dmitchell@dsmre.com  
302.283.1800 Office  
302.530.2512 Cell

Ryan Bree  
rbree@dsmre.com  
302.283.1800 Office  
302.668.5430 Cell

**DSM Commercial**  
Real Estate Services  
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dsmre.com



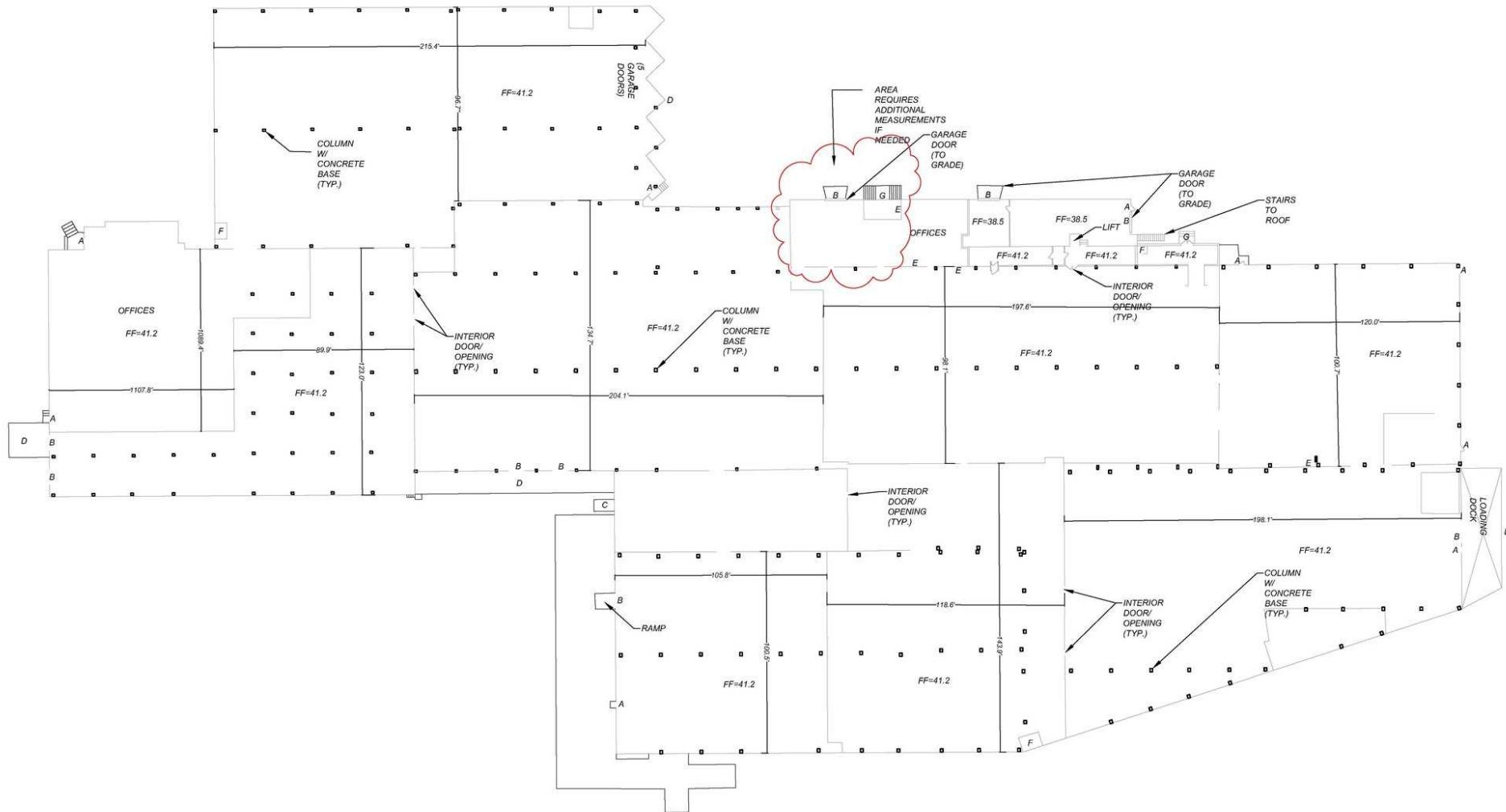
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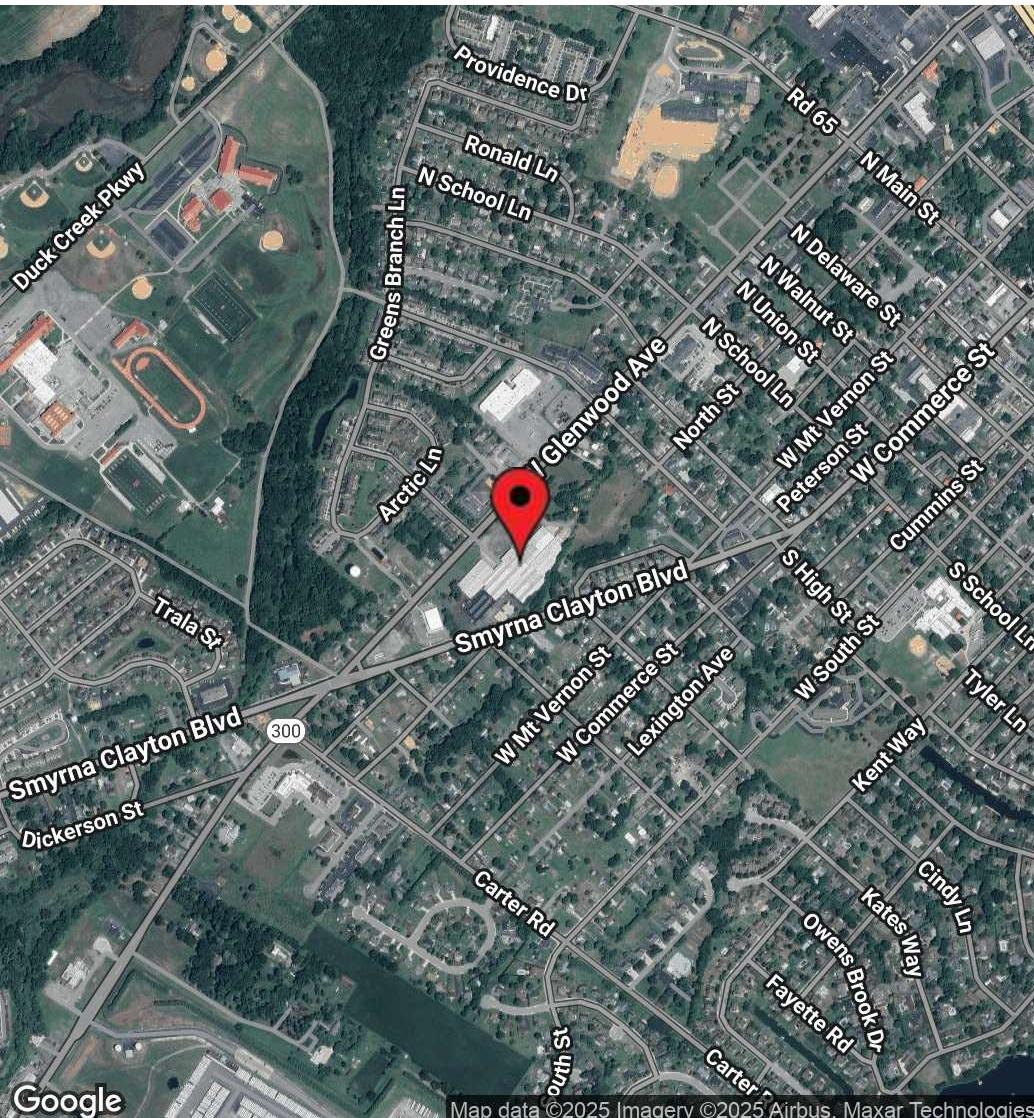
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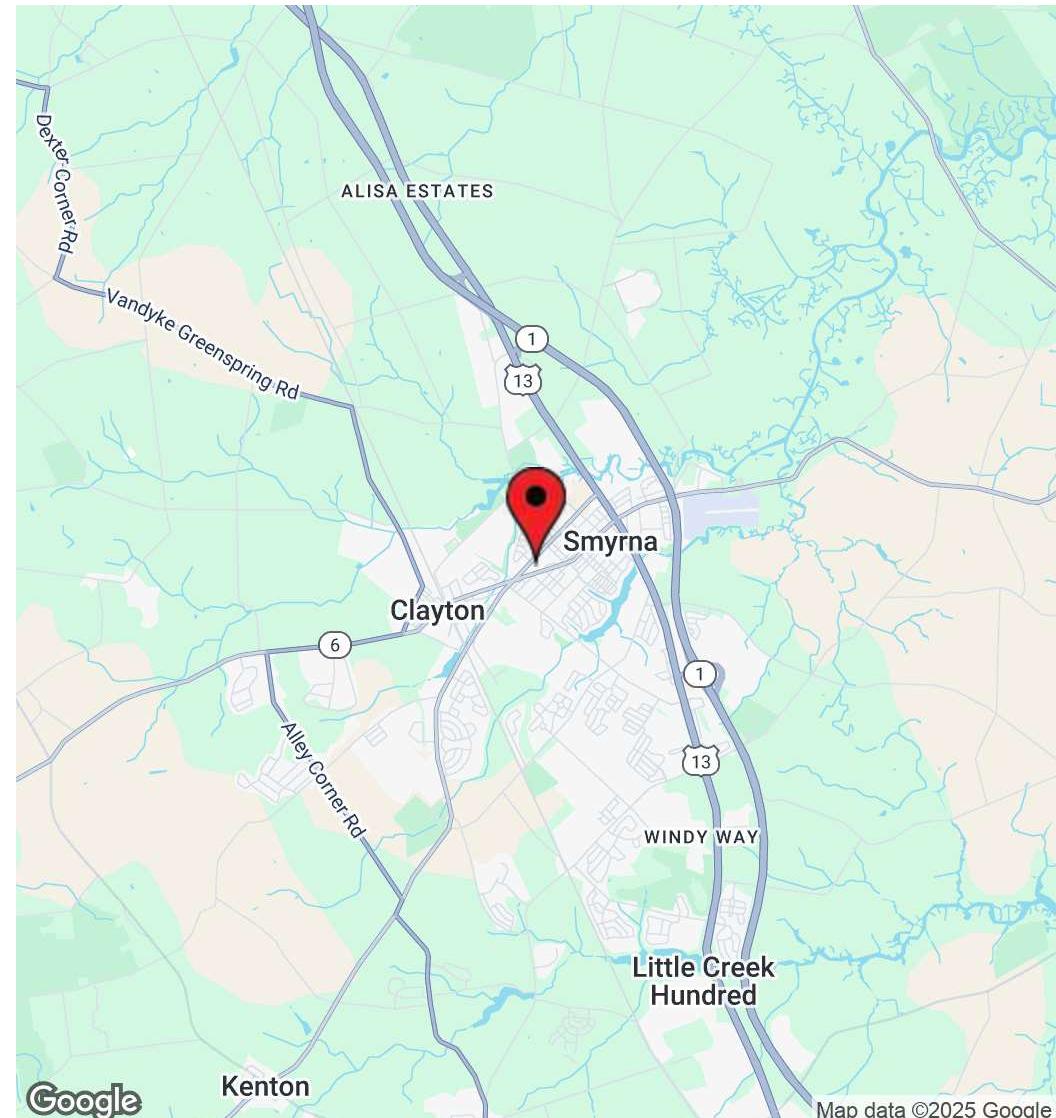
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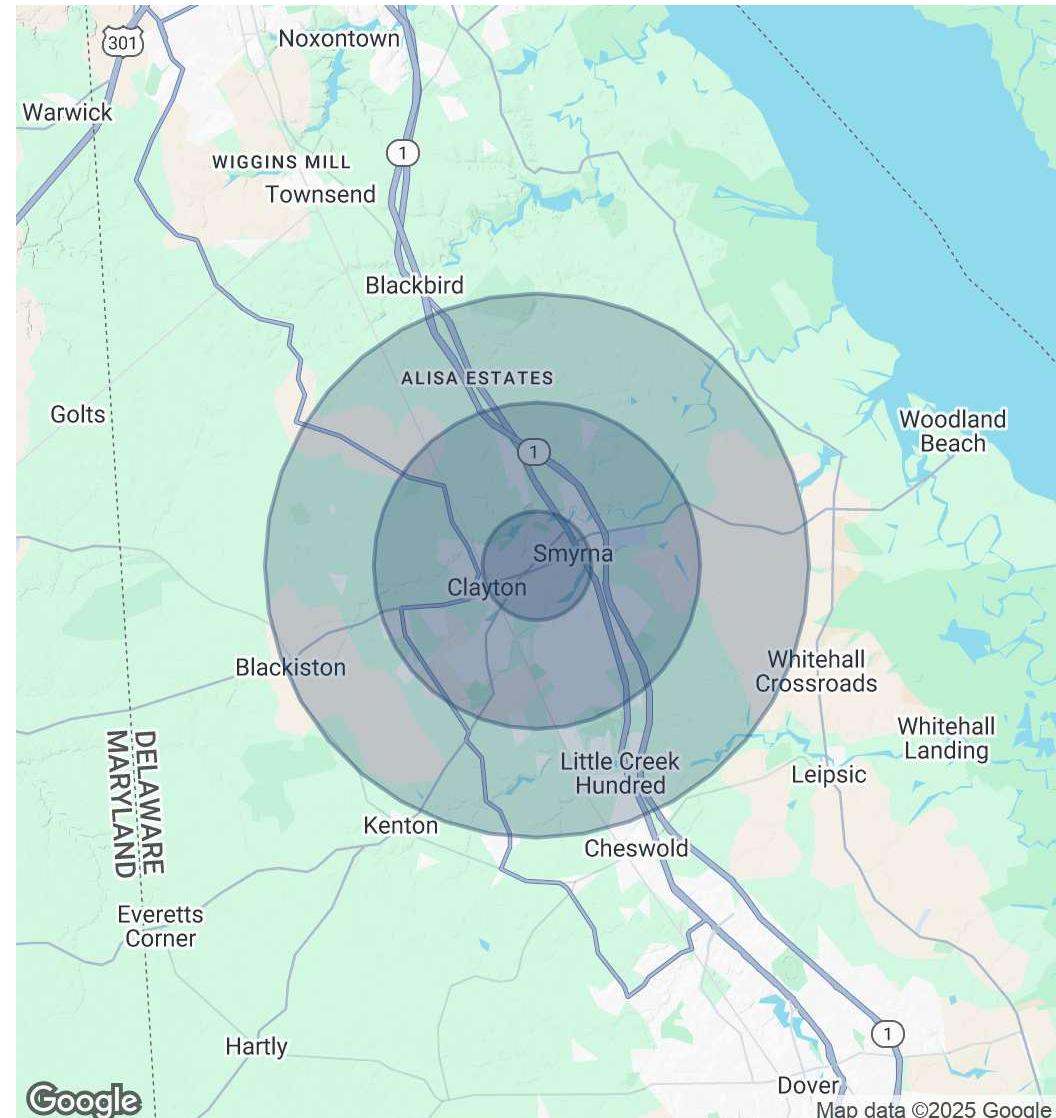
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,409	21,436	31,658
Average Age	35.6	37.7	38.7
Average Age (Male)	34.5	34.9	35.7
Average Age (Female)	36.0	40.1	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,436	7,923	11,374
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$70,731	\$78,527	\$80,158
Average House Value	\$216,841	\$248,222	\$256,486

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	4,322	13,471	20,448
Total Population - Black	1,465	6,210	8,864
Total Population - Asian	51	230	335
Total Population - Hawaiian	0	0	0
Total Population - American Indian	7	17	24
Total Population - Other	7	143	267

2020 American Community Survey (ACS)



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