

NEW CASTLE CORPORATE COMMONS

Gordon Winegar

302.283.1800
gwinegar@dsmre.com

Dan Wham

302.283.1800
dwham@dsmre.com

31 & 47 READS WAY, NEW CASTLE, DE 19720

FOR SALE



3304 OLD CAPITOL TRAIL \ WILMINGTON, DE 19808 \ 302.283.1800 \ DSMRE.COM



PROPERTY DESCRIPTION

Two, one-story, flex buildings, located in the heart of New Castle County, Delaware, situated on a combined 11.9 acres of versatile space now available for sale. Constructed in 1987-1988, the property includes 31 Reads Way (48,563 SF) and 47 Reads Way (27,576 SF). Currently configured as offices and student classrooms for Wilmington University, these well-maintained buildings present an exceptional opportunity for flexible use following subdivision. **The below information reflects the property being subdivided and the buildings sold individually.**

PROPERTY DETAILS

- **31 Reads Way:** 48,563 SF
 - > **Sale Price:** \$4,850,000 (\$100/SF)
 - > **Emergency Generators:** 60 KW
 - > **HVAC:** 30 Units (approximately 150 tons)
- **47 Reads Way:** 27,576 SF
 - > **Sale Price:** \$2,800,000 (\$102/SF)
 - > **Emergency Generators:** 20 KW
 - > **HVAC:** 20 units (approximately 100 tons)
- **Lot Size:** 11.9 acres (subdivided acreage negotiable)
- **Zoning:** BP (Business Park)

KEY FEATURES

- Access to I-95, I-495, I-295, U.S. 13 and S.R 1
- Located adjacent to the New Castle County Airport
- 18' ceilings for flex user
- Ample parking (+/- 450 spaces)
- Approved for an additional 16,000 SF expansion
- 2 docks (19 docks can be reinstalled)



For More Information, Contact:

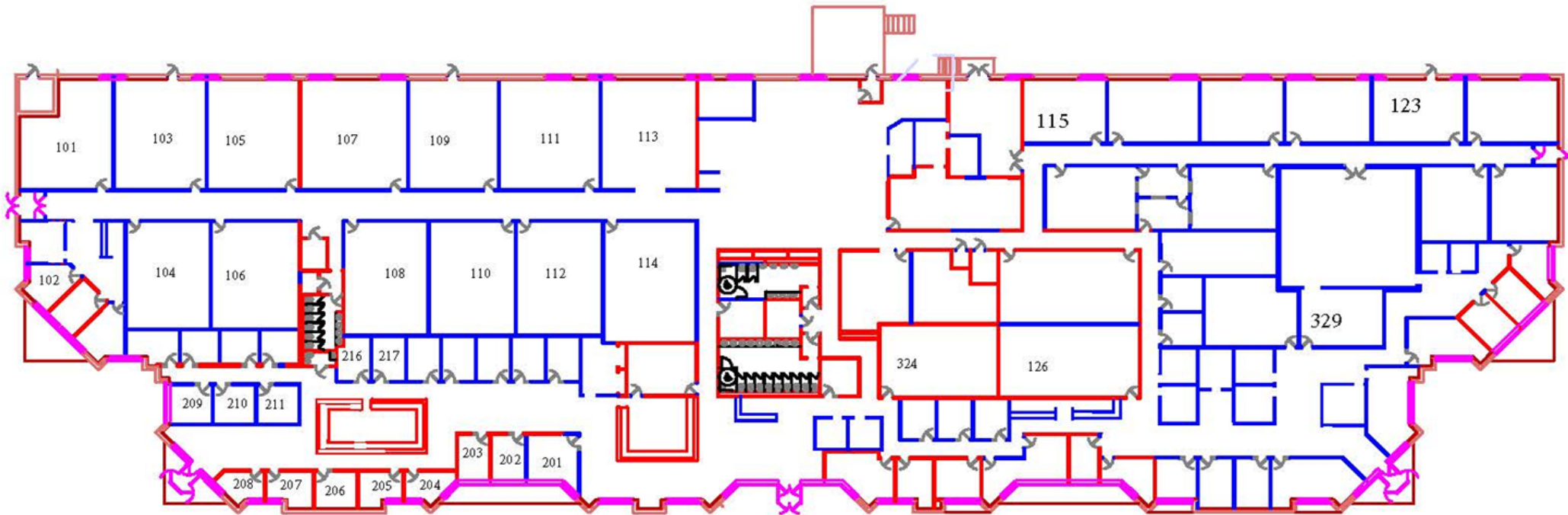
Gordon Winegar
gwinegar@dsmre.com
302.283.1800 Office
302.757.5353 Cell

Dan Wham
dwham@dsmre.com
302.283.1800 Office
302.249.9744 Cell

DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
dsmre.com



**31 Reads Way Floor Plan
48,563 SF**



**Total Classrooms: 27+
Total Offices: 45+**

For More Information, Contact:

Gordon Winegar
gwinegar@dsmre.com
302.283.1800 Office
302.757.5353 Cell

Dan Wham
dwham@dsmre.com
302.283.1800 Office
302.249.9744 Cell

DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
dsmre.com



**47 Reads Way Floor Plan
27,576 SF**



**Total Classrooms: 30+
Total Offices: 45+**

For More Information, Contact:

Gordon Winegar
gwinegar@dsmre.com
302.283.1800 Office
302.757.5353 Cell

Dan Wham
dwham@dsmre.com
302.283.1800 Office
302.249.9744 Cell

DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
dsmre.com



NEW CASTLE CORPORATE COMMONS

31 & 47 Reads Way
New Castle, DE 19720

OFFICE/FLEX BUILDINGS FOR SALE



For More Information, Contact:

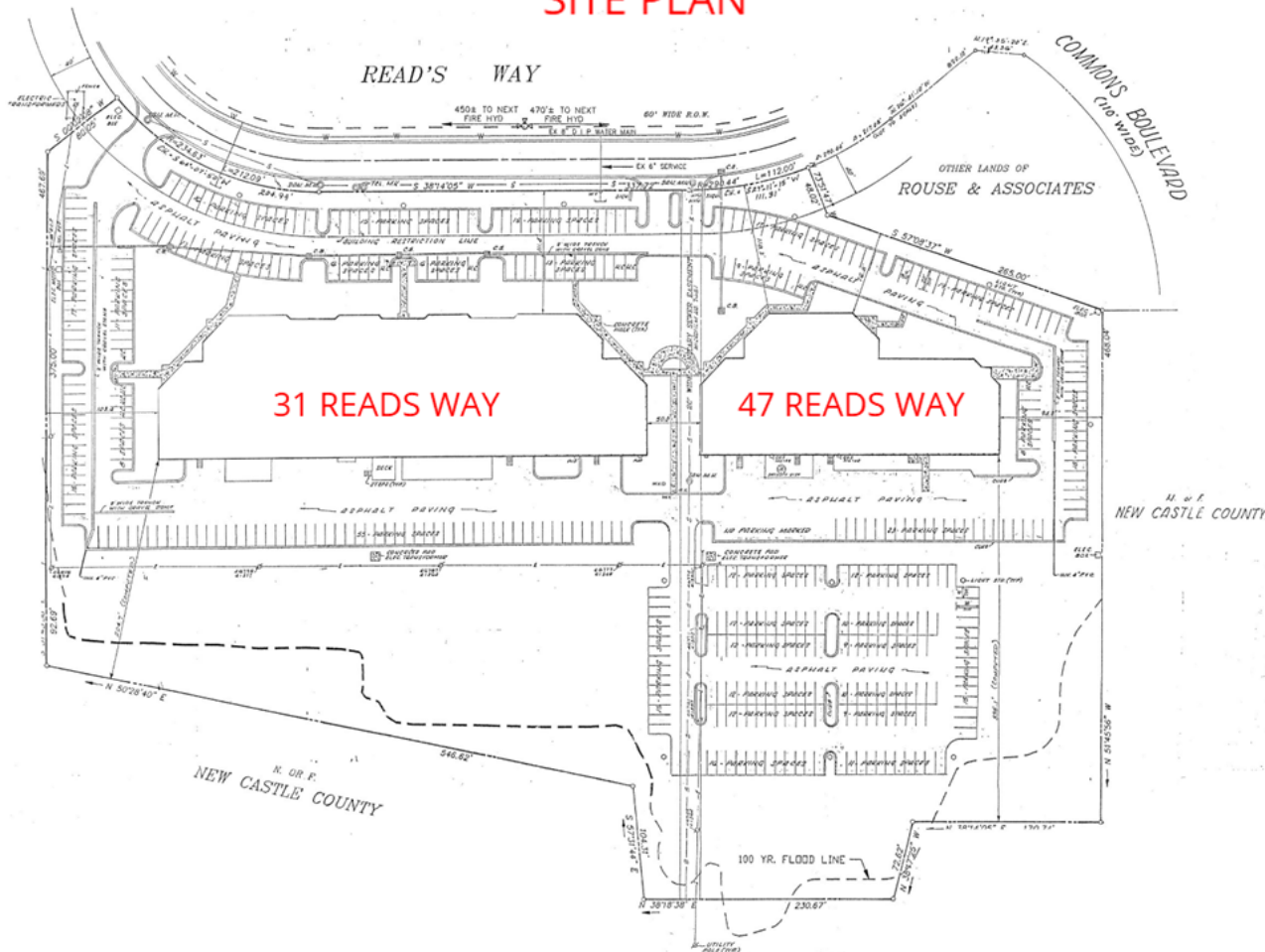
Gordon Winegar
gwinegar@dsmre.com
302.283.1800 Office
302.757.5353 Cell

Dan Wham
dwham@dsmre.com
302.283.1800 Office
302.249.9744 Cell

DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
dsmre.com



SITE PLAN



For More Information, Contact:

Gordon Winegar
gwinegar@dsmre.com
302.283.1800 Office
302.757.5353 Cell

Dan Wham
dwham@dsmre.com
302.283.1800 Office
302.249.9744 Cell

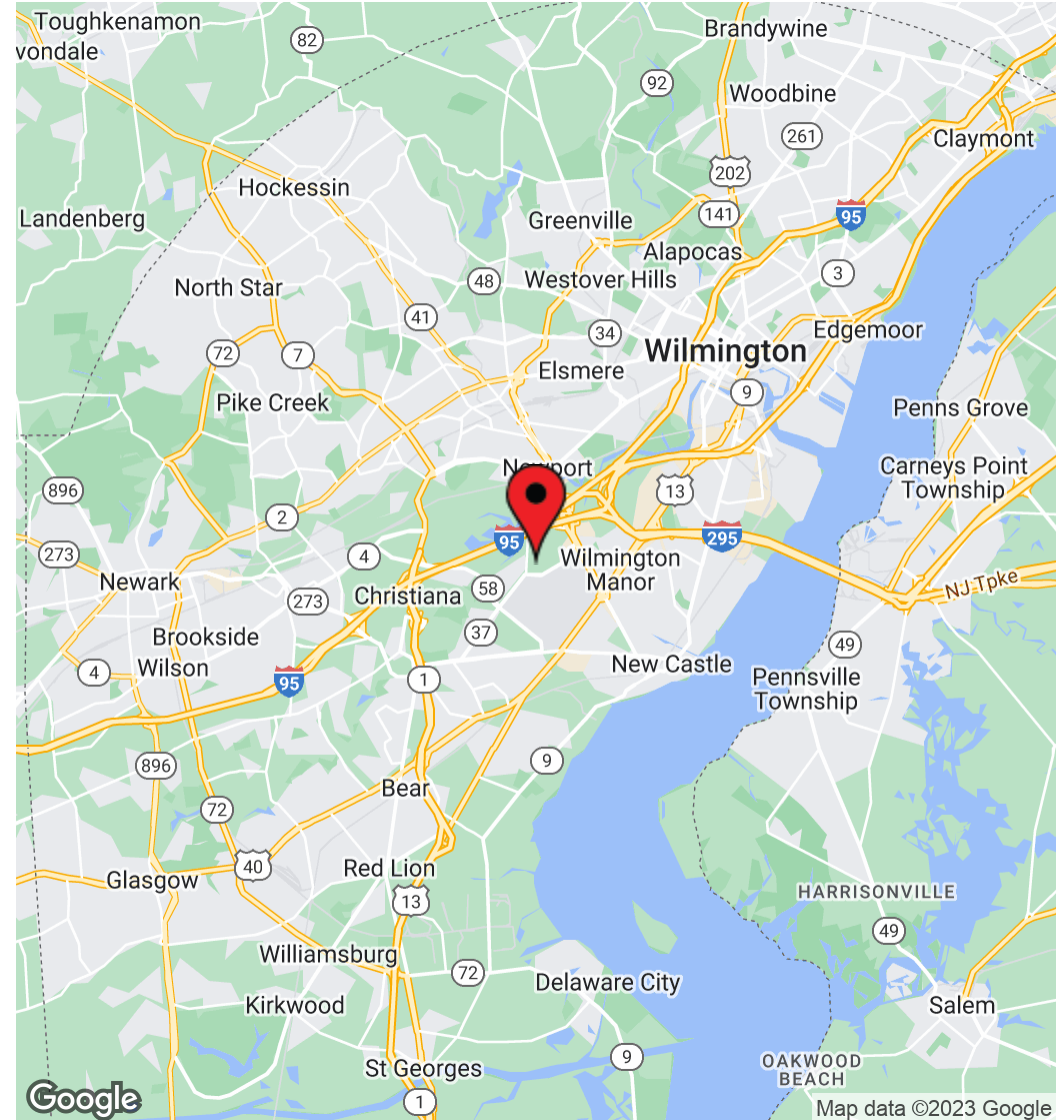
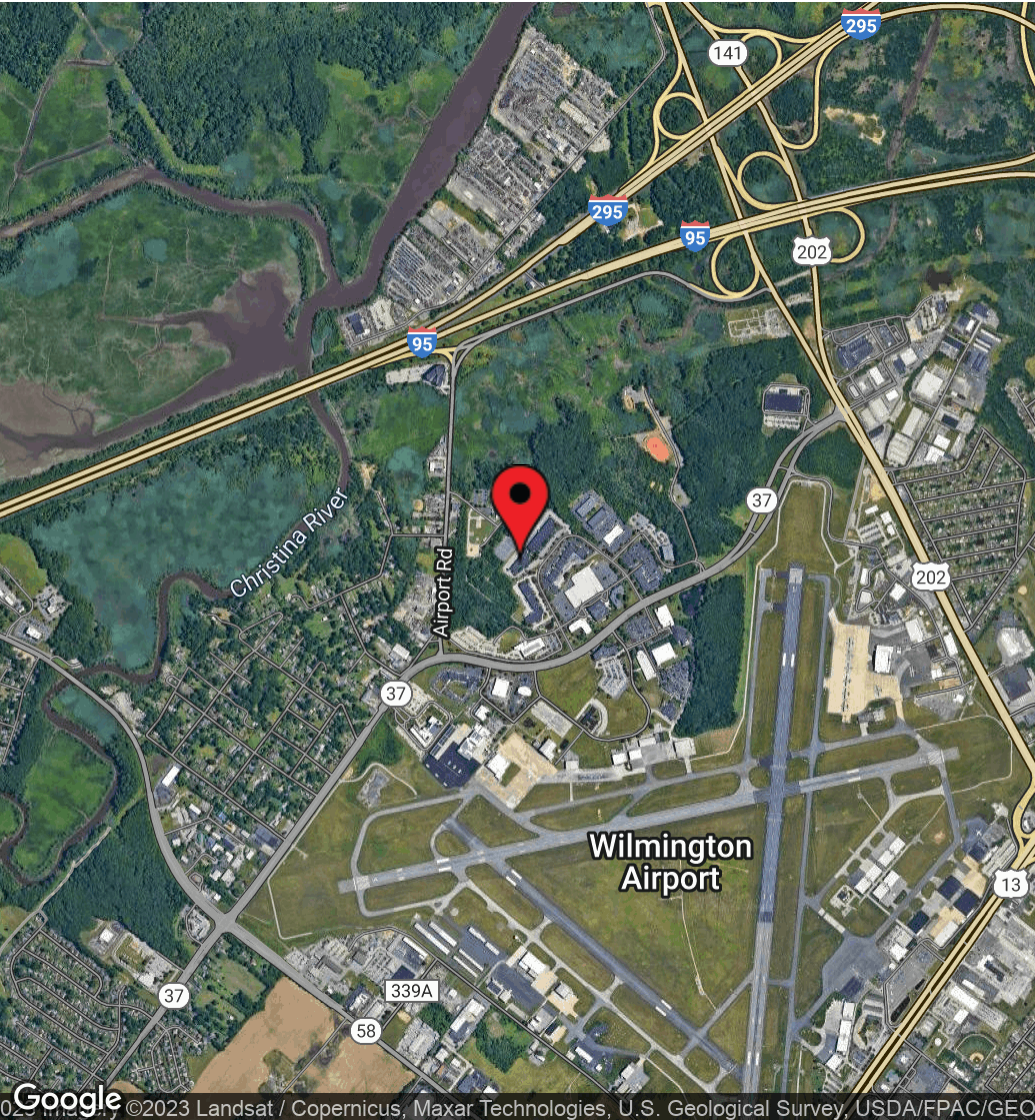
DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
dsmre.com



NEW CASTLE CORPORATE COMMONS

31 & 47 Reads Way
New Castle, DE 19720

OFFICE/FLEX BUILDINGS FOR SALE



For More Information, Contact:

Gordon Winegar
gwinegar@dsmre.com
302.283.1800 Office
302.757.5353 Cell

Dan Wham
dwham@dsmre.com
302.283.1800 Office
302.249.9744 Cell

DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
dsmre.com