



# Warehouse & Office For Lease

R&R Commercial Realty, Inc.



56,265 SF AVAILABLE

KENT COUNTY AEROPARK  
60 STARLIFTER AVE, DOVER DE 19901

# HIGHLIGHTS

- ❖ 56,265 sf with additional 1,500 sf mezzanine area
- ❖ 41,476 sf Warehouse & 14,789 sf of Brand new office area
- ❖ Asking \$8.50/sf - NNN
- ❖ Breakroom with high-end appliances
- ❖ One 14ft drive-in door
- ❖ Ability to add an additional 14ft drive in door
- ❖ Break area in the warehouse
- ❖ Restrooms with shower and lockers



## POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 235       | 20,302    | 62,499    |

## AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$65,384  | \$85,103  | \$87,971  |

## NUMBER OF HOUSEHOLDS

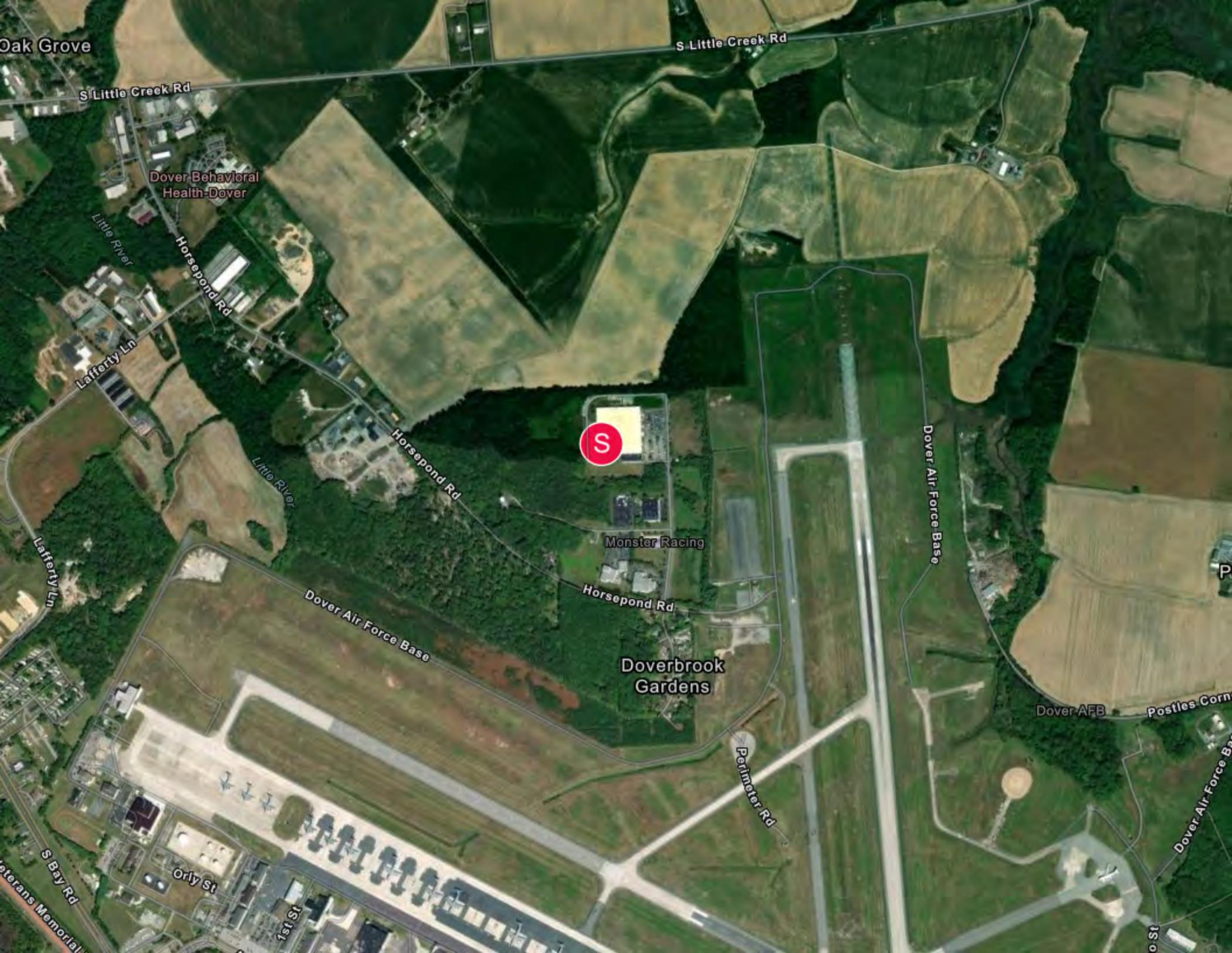
| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 69        | 7,897     | 23,344    |

| Suite | Space     | Size      | Lease Rate          | Lease Type |
|-------|-----------|-----------|---------------------|------------|
| 105   | Warehouse | 56,265 SF | \$8.50 PSF (Yearly) | NNN        |
| 105   | Office    | 14,789 SF | \$8.50 PSF (Yearly) | NNN        |



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R&R Commercial Realty  
46 S. State Street, Dover, DE 19901



Oak Grove

S Little Creek Rd

S Little Creek Rd

Dover Behavioral Health-Dover

Little River

Horsepond Rd

Lafferty Ln

Little River

Horsepond Rd

S

Monster Racing

Horsepond Rd

Dover Air Force Base

Doverbrook Gardens

Dover Air Force Base

Lafferty Ln

Dover AFB

Postles Corn

Perimeter Rd

S Bay Rd

Orly St

1st St

Veterans Memorial

Dover Air Force Base

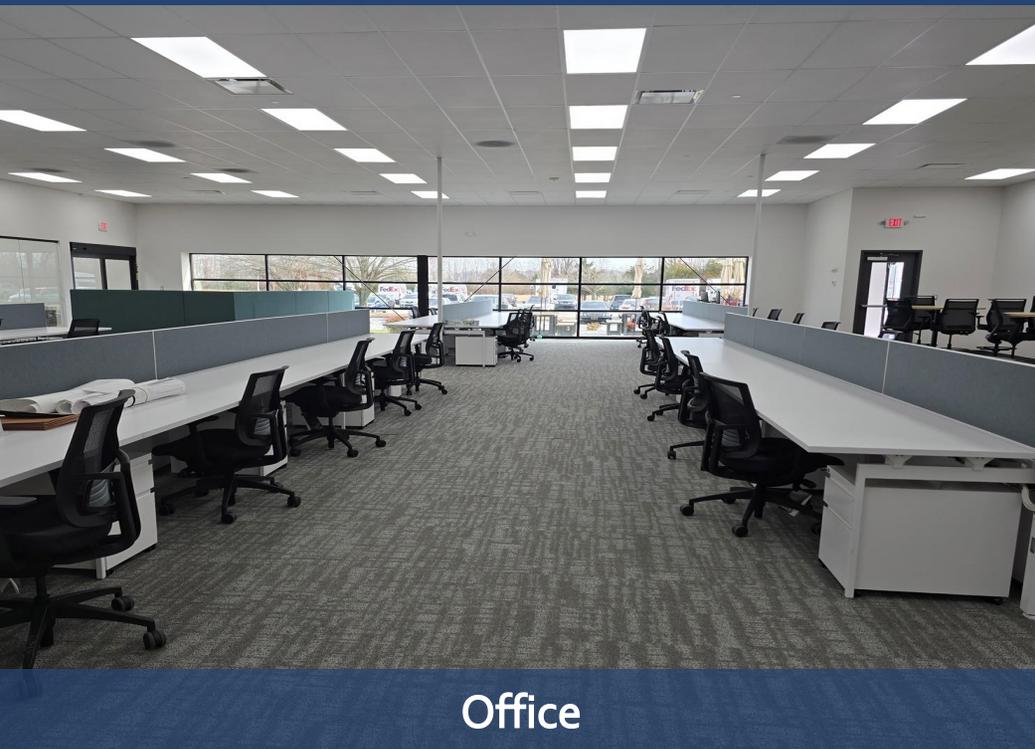
1st St



Reception Area



Office



Office



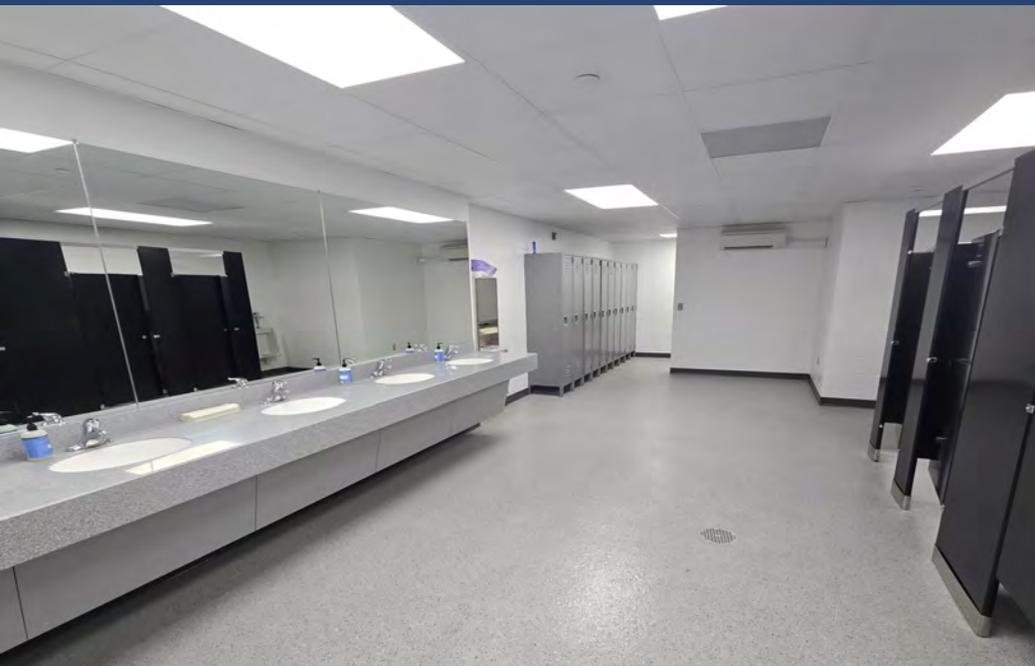
Conference Room



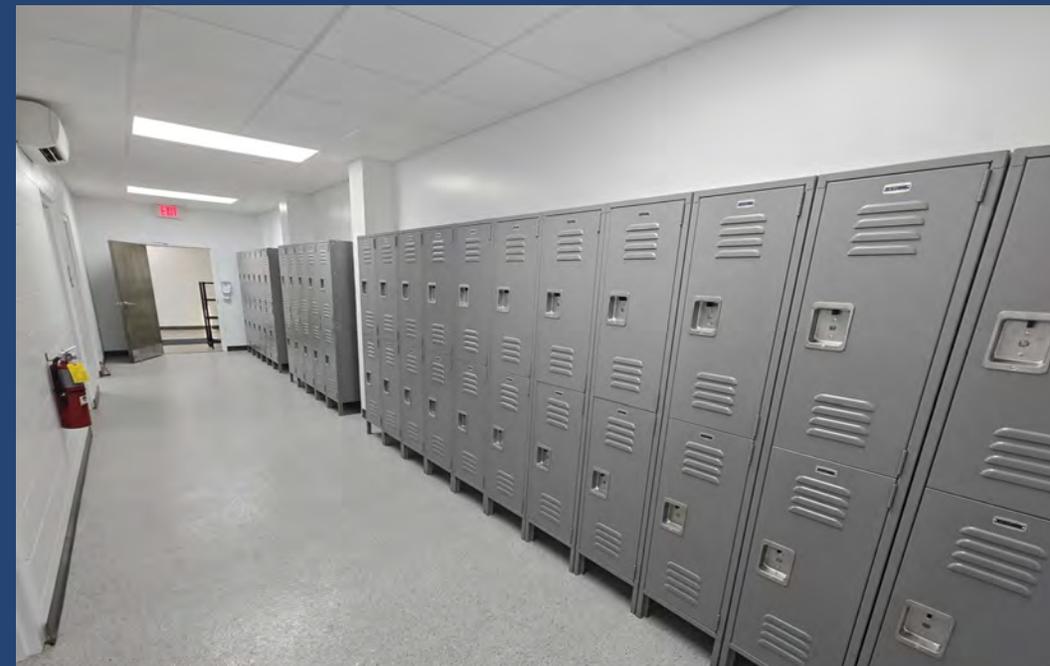
Breakroom



Breakroom



Restroom



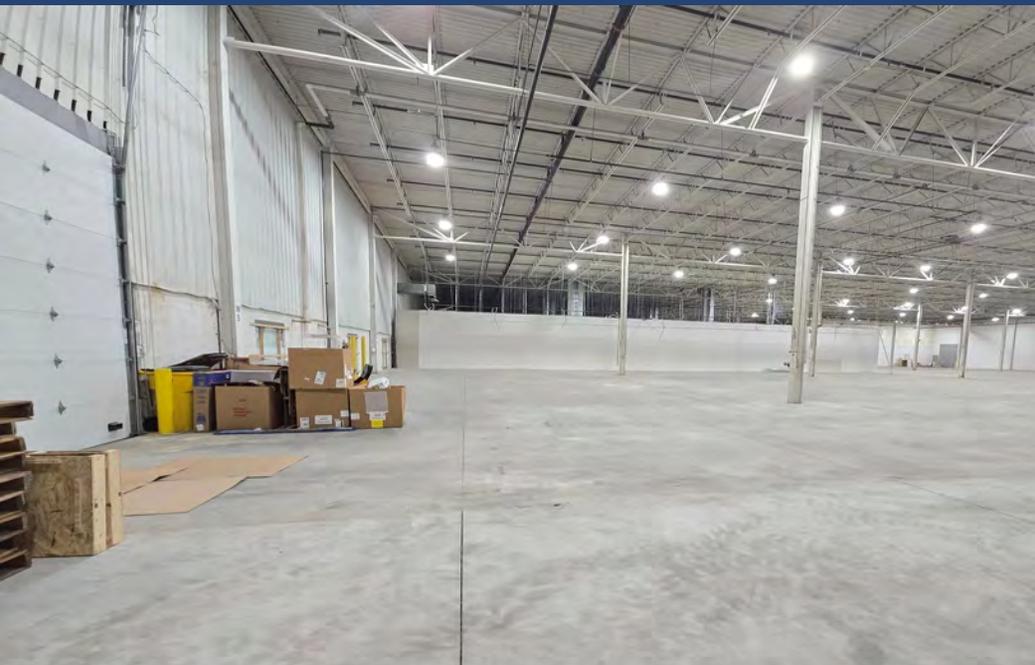
Locker Room



Warehouse



14 ft Drive-in Door



Warehouse



Warehouse Breakroom



# Floor Plan

56,265 SF AVAILABLE

## CONFIDENTIALITY and DISCLAIMER

All information contained herein is believed to be accurate, however was obtained from third parties and R & R Commercial Realty, Inc. does not warrant as to the accuracy submitted, subject to changes or modification without notice. Listing Broker represents the sellers interest.



*Exclusively Marketed by:*

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<http://www.randrcommercialrealty.com>

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