



## SANDY BRAE INDUSTRIAL PARK

### LISTING SUMMARY

**Available SF:** 7,550 ± SF

**Lot Size:** 1.24 ± AC

**Availability:** Immediate

FOR MORE INFORMATION, PLEASE CONTACT:

**Neil Kilian, CCIM, SIOR**

302 221 7256 Direct  
302 521 7291 Cell  
neilkilian@emoryhill.com

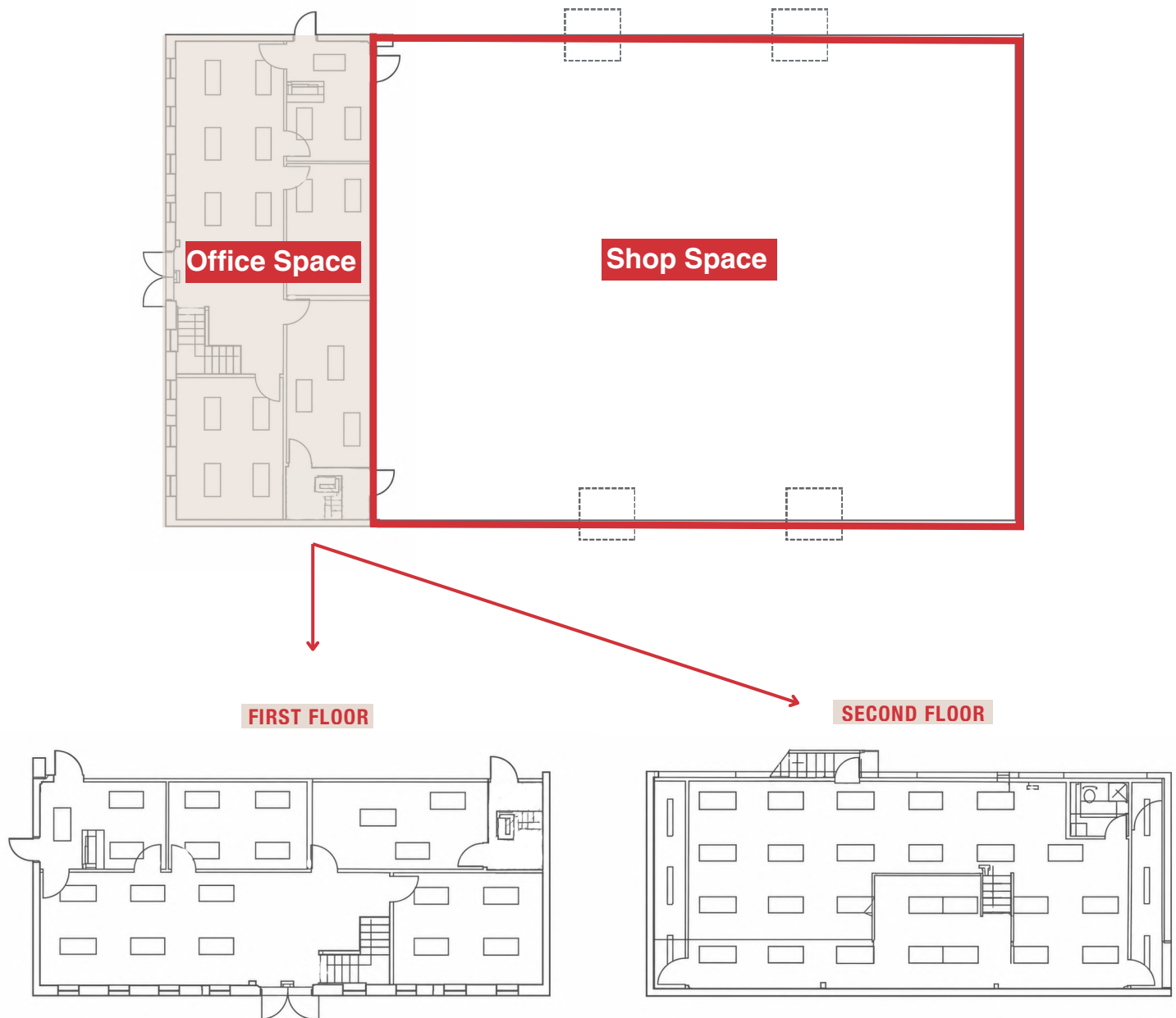
**Tim Plemmons**

302 221 7255 Direct  
610 675 5591 Cell  
tplemmons@emoryhill.com

### PROPERTY FEATURES

- 2-story office building
- Includes lobby, large open space, kitchen, 3 restrooms (1 with shower)
- Three 14' drive-in doors
- Heavy power - 400 amps
- 14' clear height
- Sprinklers (wet)
- Radiant heat in warehouse
- 18,000 ± SF of fenced and gated yard area
- Desirable Newark location
- MI Zoning
- Parcel: 18-042.00-040

108 Sandy Drive, Newark, DE 19713



*Floor plans are for illustrative purposes only. Dimensions, layouts, and features are approximate and subject to verification.*

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

☎ 302 322 9500

🌐 [naiemoryhill.com](http://naiemoryhill.com)

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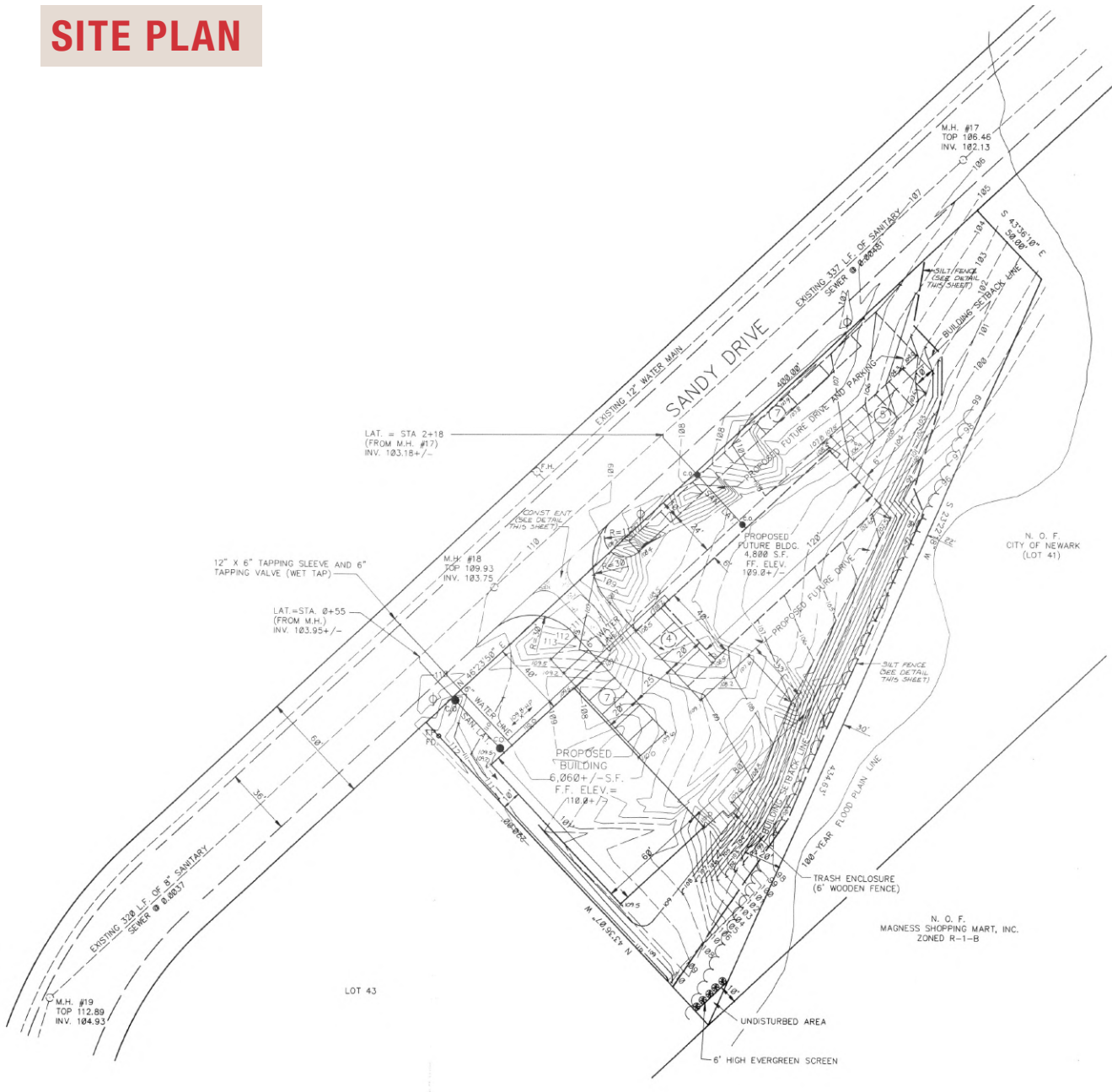
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## SITE PLAN



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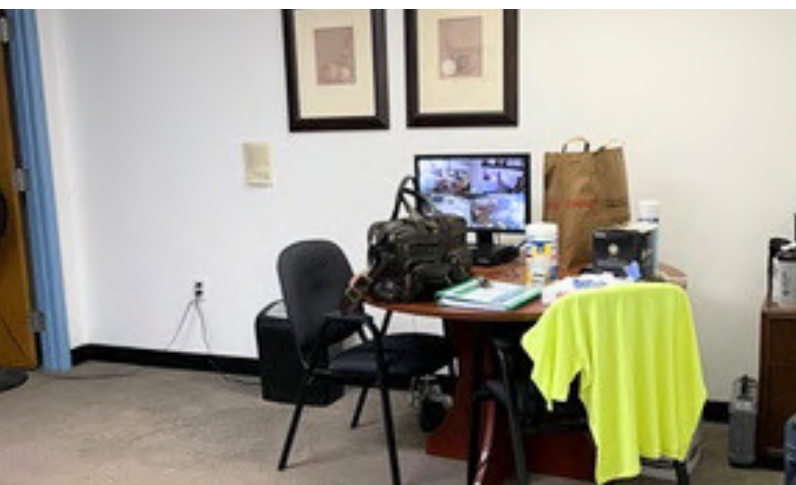
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