

FLEX SPACE WITH OFFICE & WAREHOUSE COMBINATIONS NEAR SR-1 & US-13

Situated on 8.47 acres in Dover, DE, this versatile flex property is ideal for industrial, manufacturing, or office tenants. Located minutes from both SR-1 and US Route 13 and near Dover Air Force Base, it offers excellent logistical advantages and a range of unit sizes. **Ample excess land can be utilized for expansion outdoor, laydown or parking needs.**

PROPERTY DETAILS

- **Building Size:** 23,540 SF
- **Available for Lease:** 3,200 SF - 17,500 SF
- **Lease Rate:** Please contact listing agent
- **Zoning:** M (Manufacturing)
- **Parking:** Approximately 100 surface spaces
- **Dock/Drive-In Access:** Three docks and two drive-up ramps
- **Flexible Configurations:** Warehouse & office options
- **Growth Opportunity:** 8.47± Acres for possible future expansion

PROPERTY HIGHLIGHTS

- **Dover's prime location** near SR-1, US Route 13, and Dover Air Force Base drives consistent demand for industrial and flex space.
- Perfect for light industrial, service-based, or administrative operations.
- **Multiple units** allow for tenant growth or consolidation without relocating.
- **Efficient loading/unloading:** For distribution, storage, or service-based operations.

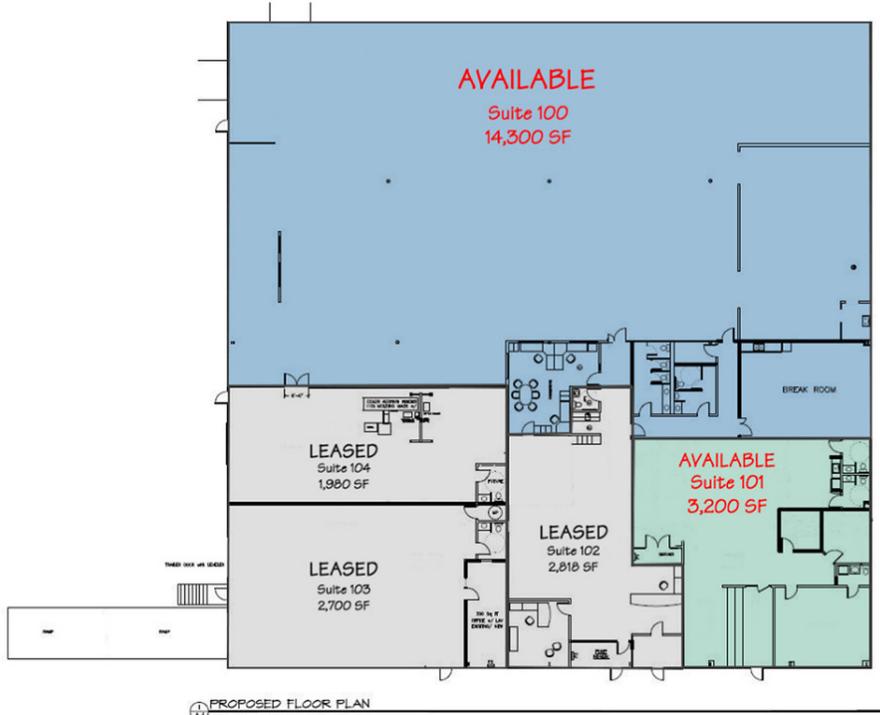


For More Information, Contact:

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3304 Old Capitol Trail
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Available Units - 1196 Little Creek Drive, Dover, DE 19901



UNIT	SF	LEASE RATE	LEASE TYPE	HIGHLIGHTS
Ste 100	14,300	\$8/SF	NNN \$1.25/SF	13' ceilings, warehouse includes one dock/one drive-up ramp. Common restrooms. Adjacent office available for expansion purposes.
Ste 101	3,200	\$12/SF	NNN \$1.25/SF	3,200 SF office suite consisting of a large executive office, reception/administration area, two single offices, two restrooms, large bullpen area & kitchenette
Ste 102	2,818	N/A	N/A	LEASED
Ste 103	2,700	N/A	N/A	LEASED
Ste 104	1,980	N/A	N/A	LEASED

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1196 S Little Creek Rd
Dover, DE 19901

FLEX SPACE FOR LEASE



Suite 100



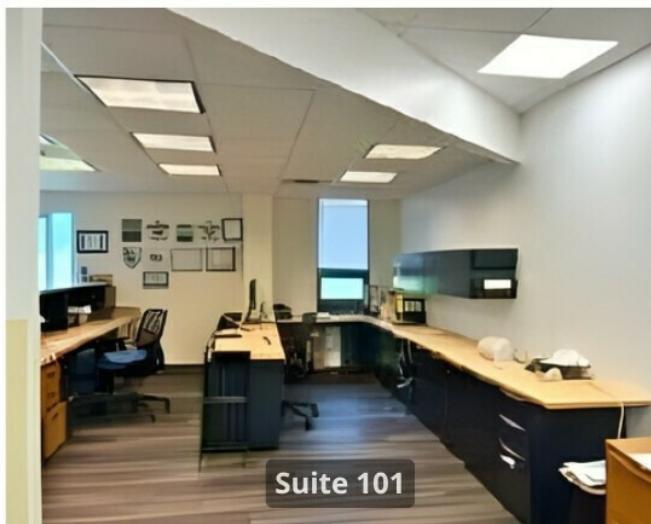
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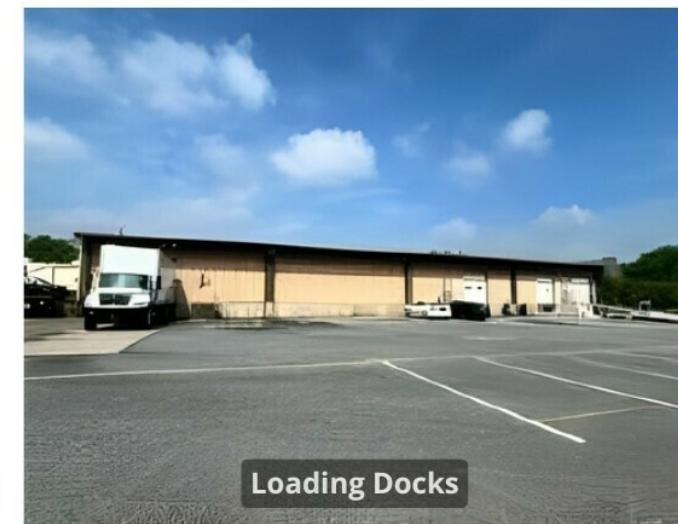
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Suite 101



Suite 101

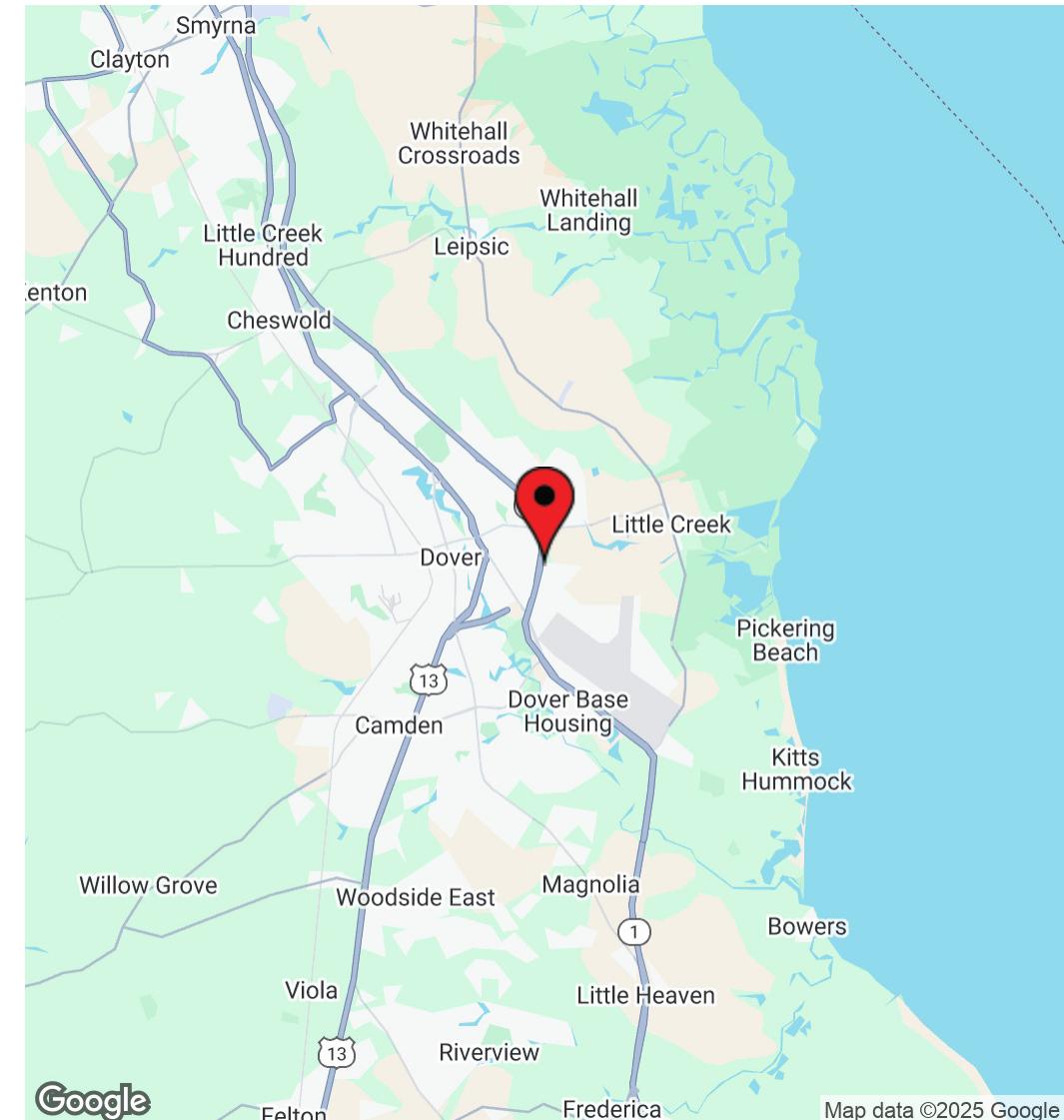
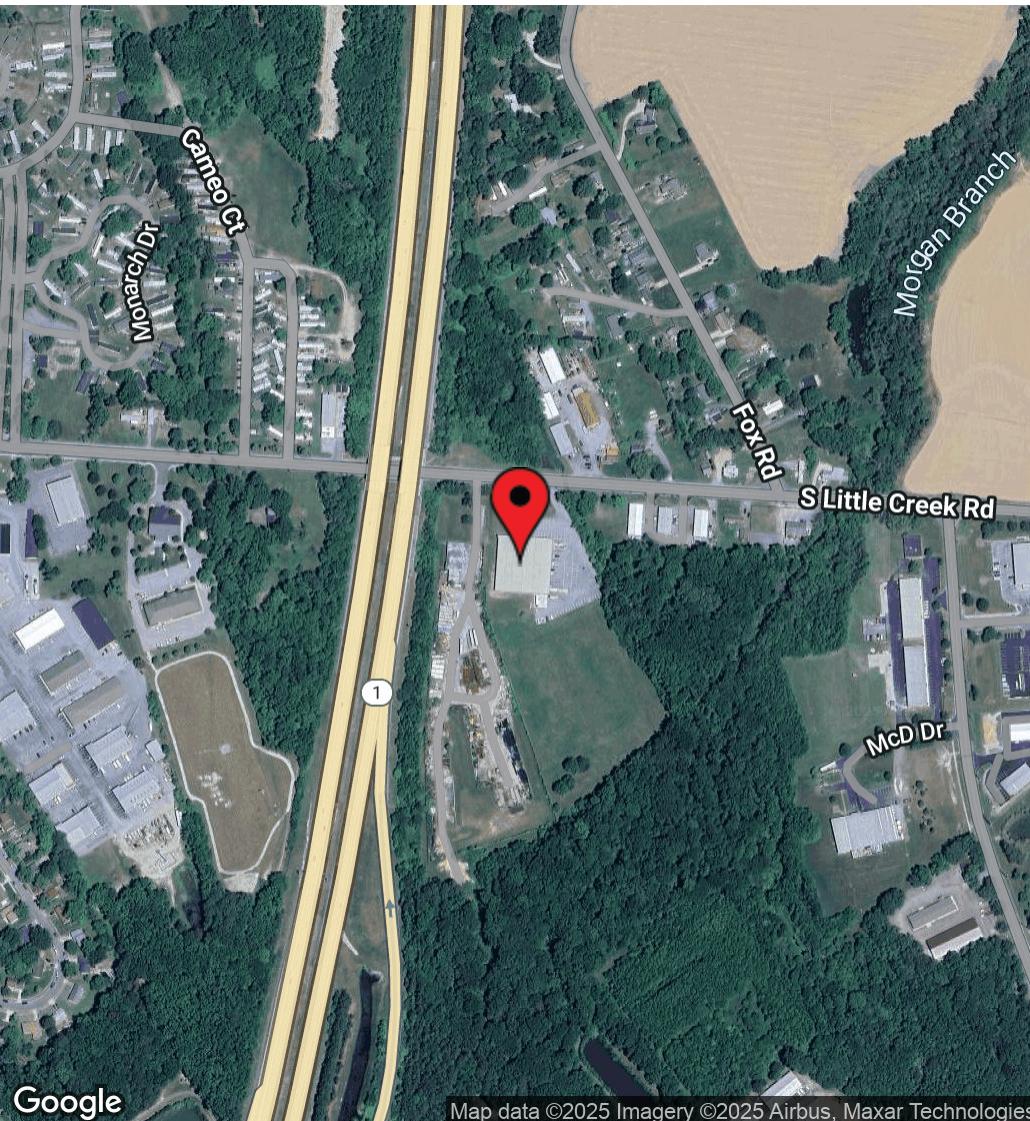


Loading Docks

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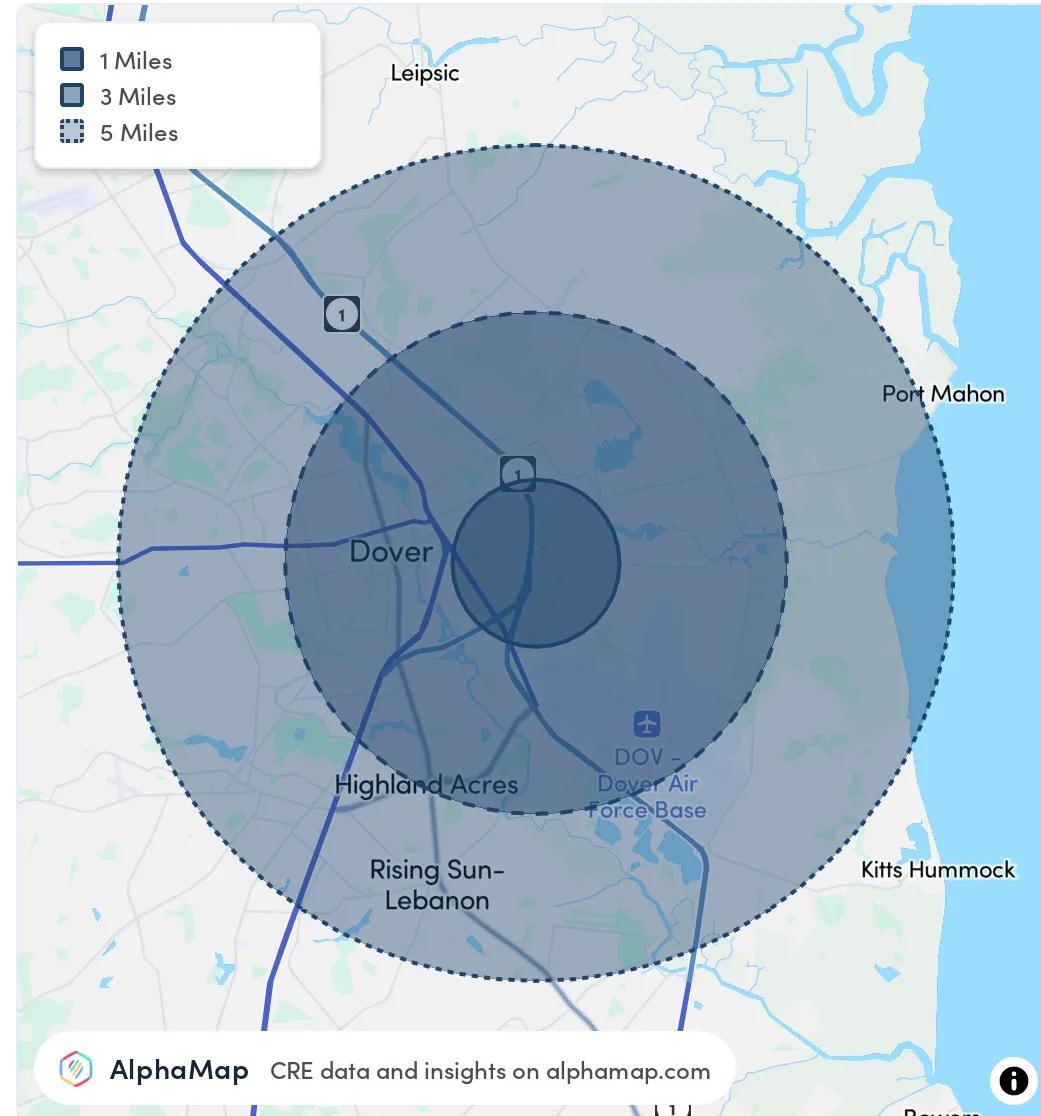
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,323	34,062	68,188
Average Age	37	38	39
Average Age (Male)	35	37	37
Average Age (Female)	39	40	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,759	13,584	25,798
Persons per HH	2.5	2.5	2.6
Average HH Income	\$67,920	\$71,270	\$81,074
Average House Value	\$304,107	\$295,352	\$317,819
Per Capita Income	\$27,168	\$28,508	\$31,182

RACE	1 MILE	3 MILES	5 MILES
Population White	1,488	13,742	29,653
Population Black	1,804	13,655	25,823
Population American Indian	39	215	417
Population Asian	162	1,158	2,481
Population Pacific Islander	5	48	84
Population Other	371	1,593	2,692

Map and demographics data derived from AlphaMap



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