

# 311 CARROLL DRIVE

NEW CASTLE, DE 19720



REPRESENTED BY  
THE FLYNN COMPANY

COLIN FLYNN , SIOR  
CFLYNN@FLYNNCO.COM  
215-561-6565 X 123

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## INDUSTRIAL WAREHOUSE AVAILABLE FOR SUBLEASE

### PROPERTY HIGHLIGHTS

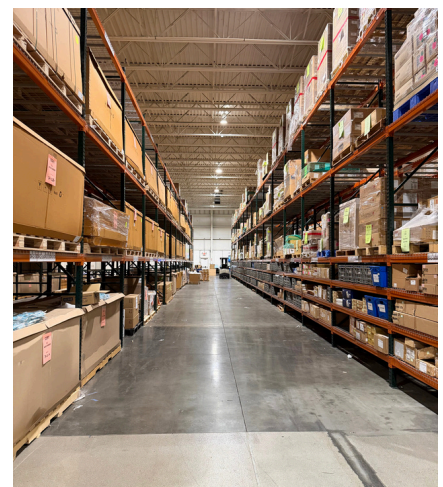
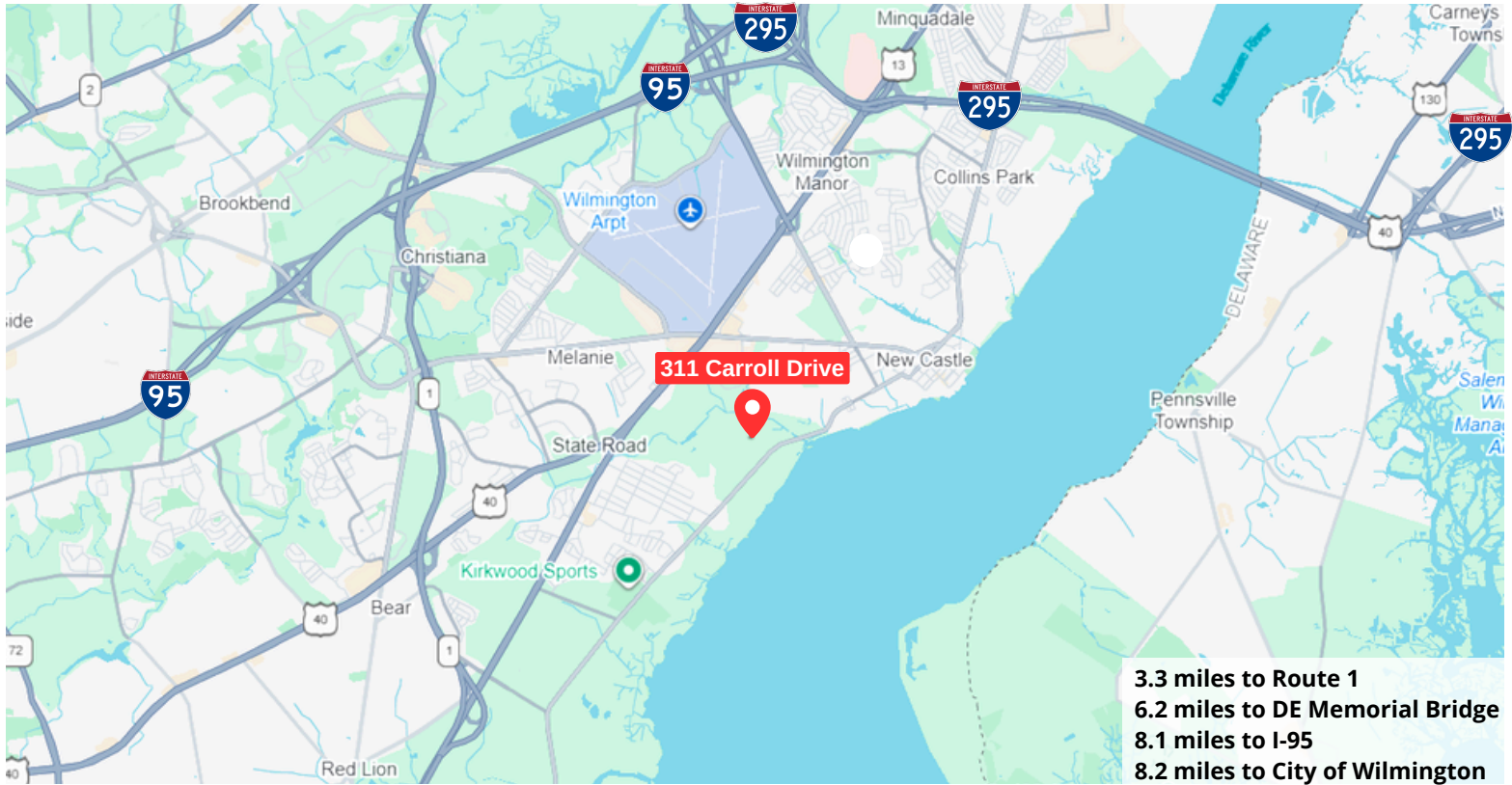
- **Total Building Size:** 44,075 SF
- **Available:** 15,550 SF
- **Loading:** 1 dock door, 1 interior dock (12' x 16')
- **Ceiling Height:** 24' Clear
- **Power:** 600 amps / 400v
- **Zoning:** HI (Heavy Industrial)
- **Parking:** 45 free surfaces spaces available
- **Additional:** Signage available
- **Location:**
  - Located close to Route 1, 13, 40, 273, I-95 and The DE Memorial Bridge
  - 28.3 miles to Philadelphia International Airport

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## LOCATION



**For More Information  
Please Contact:**

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