

COMMERCIAL

100 E Lea Boulevard
Wilmington, DE 19802

INDUSTRIAL PROPERTY FOR SALE



PROPERTY DESCRIPTION

18,824 SF multi-parcel warehouse space with yard/laydown component for sale. The property is income producing and cash flows on its own, but there is significant value-add potential in negotiating market-rate rents and passing through expenses to tenants.

TENANT MIX	SIZE	USE
Unit 1	1,029 SF	Event Space
Unit 2	6,100 SF	Warehouse/storage w/one dock
Unit 3	.25 acres	Fenced lay down space
Unit 4	3,100 SF	One drive-in
Unit 5	3,100 SF	One dock/one drive-in
Unit 6	5,600 SF	One dock/one drive-in

SALE DETAILS

Sale Price Please contact owner

Total Size 1.28 acres

PROPERTY/ADDRESS	PARCEL#	ACRES	SIZE	ZONING	CURRENT USE
101 E 42 Street	06-144.00-173	0.05	Yard	CR	Laydown
103 E 42 Street	06-144.00-174	0.2	Yard	CR	Laydown
107 E 42 Street	06-144.00-175	0.2	6,200	CR	Warehouse
111 E 42 Street	06-144.00-176	0.15	5,600	CR	Warehouse
100 E Lea Blvd	06-144.00-178	0.68	7,024	CR	Flex



For More Information, Contact:

Dwayne L. Bull

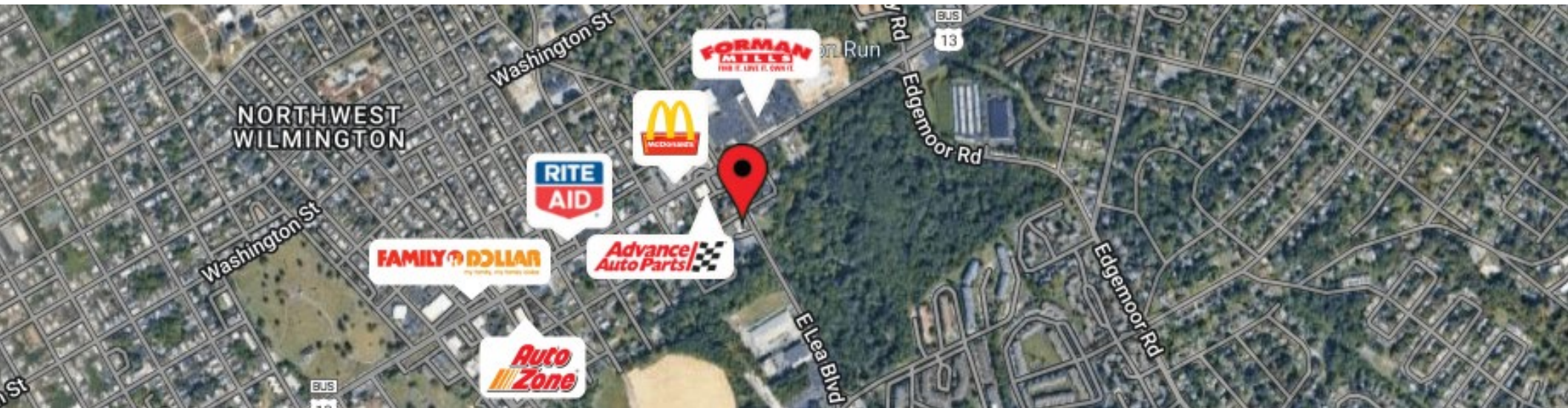
302.867-3000

Office 302.249.9744 Cell

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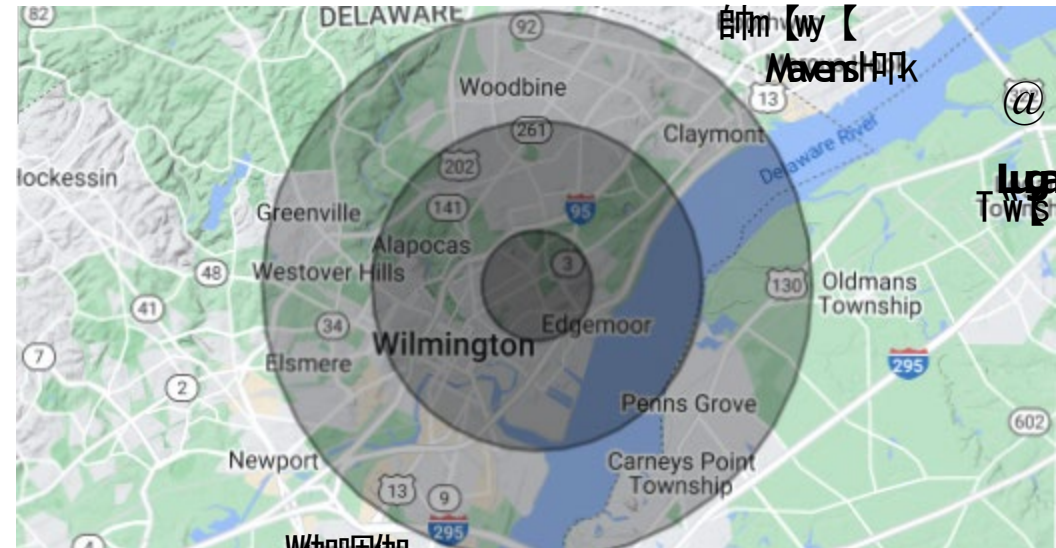
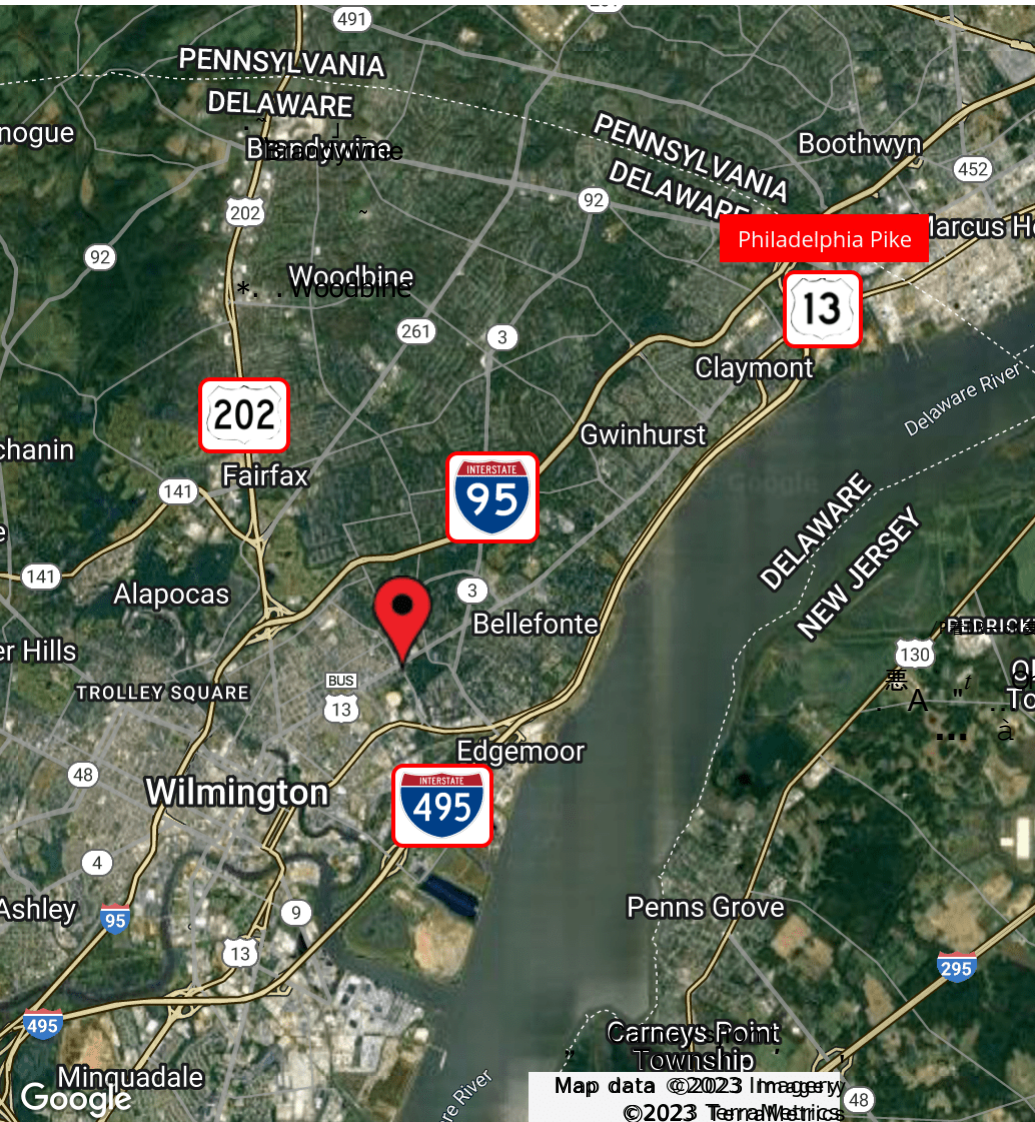


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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	18,858	92,854	187,124
Median age	37.6	38.8	39.8
Median age (Male)	36.7	37.2	37.9
Median age (Female)	39.8	41.1	41.8
Total households	7,737	42,733	82,817
Total persons per HH	2.4	2.2	2.3
Average HH income	\$73,858	\$75,034	\$81,574

LOCATION OVERVIEW

The property is located just outside the City of Wilmington and is in close proximity to I-95, I-495 and Philadelphia Pike.

For More Information, Contact:

Contact: Dwayne Bull

302-482-2880. Office 302-867-
3000. Cell

Dwaynebull@1corefinancial.com