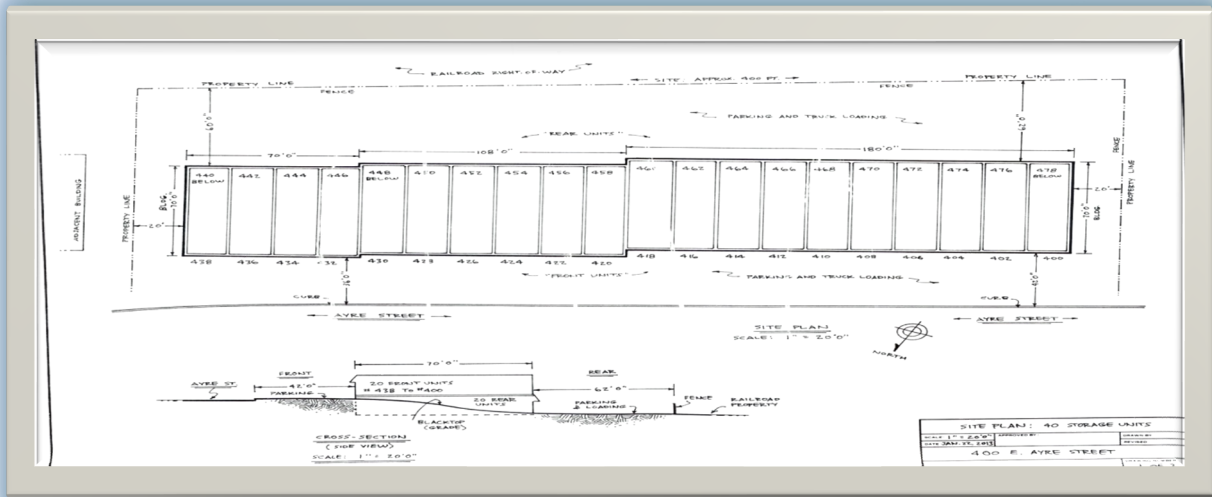




FOR SALE

Fully Occupied Multi-Tenant Warehouse Investment



400 E. Ayre Street Newport, Delaware 19804

**WELL LOCATED WITH EASY ACCESS TO I-95 via Rt #141
CLOSE PROXIMIY TO AMAZON & WILMINGTON AIRPORT**

Building Size: 50,150 Sq. ft.+/-

Lot Size: 1.41 acres

Zoning: 20GB General Business

Floors: 2 (both with ground level)

Units: 40 permitted units (some units combined)

Drive in: 20 (lower level units)

Utilities: Electric and Gas separately metered

Loading Docks: 20 (upper Level)

Purchase Price - \$5,965,000.00

Financial Information upon signing an NDA.

**Contact: Gary M. Betty, Broker
garymbetty@gmail.com**

1- 302-598-1280

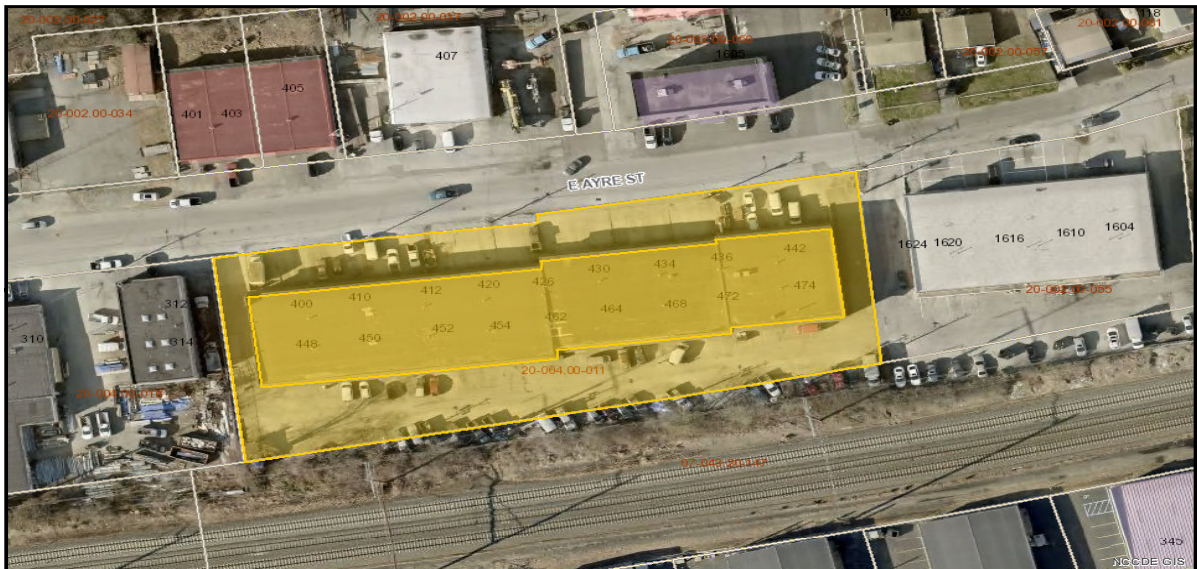
101-B Brandywine Blvd. Wilmington, Delaware 19803 302-598-9096

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Building Information

Construction:

- Walls: block with brick veneer
- Interior Walls: block between units
- Bathrooms: one per unit
- Office: depends upon unit
- Floors: 1st level -concrete 2nd level -concrete plank
- Roof: concrete plank with rubber roof
- Units: 40 (some combined)
- Drive In: 20 units / overhead door 8'w X 10'ht.
- Docks: 20 " " / overhead " " w/dock 8'w X 7'ht.
- Electric Service: 60 – 100 amps (separate meters)
- Heat: Gas hot air units (separate meters)
- Water & Sewer: NCC - one meter



400 E. Ayre Street Newport, De 19804

Author:



New Castle County Delaware GIS: <https://gis.nccde.org>
Disclaimer: For informational purposes only - not to be used as official documentation.



Date: 2/27/2024

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