

Property Overview

- Industrial warehouse space for lease in First State Industrial Park
- 14,320 sq-ft
- 1.3 acre lot
- Easy access to I-95, I-295, I-495, Route 1
- Close proximity to the City of Wilmington and the Christiana Mall
- Zoned Industrial (I)
- 35 parking spaces, 3 drive-in bays (20ft height)
- \$12.50/sq-ft - NNN lease
- 5 year lease available
- Built in 1995, metal construction
- Water/Sewer - New Castle County
- Efficient natural gas heating system



Information contained herein has been obtained from sources deemed to be reliable, but no warranty is made as to its accuracy and it is submitted subject to errors, omissions, change of price or other conditions prior sale or lease or withdrawal without notice.





Area Demographics

	1 Mile	3 Mile	5 Mile
Population	5,041	61,992	219,115
Households	2,060	25,188	89,380
Avg. Household Income	\$75,973	\$89,983	\$93,434
Daytime Employment (Employees)	2,431	54,253	129,664
Surrounding Businesses	326	1,498	16,355

