

WAREHOUSE SPACE FOR LEASE

# 1400 Vandever Ave

WILMINGTON, DE 19802



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# COMPASS RE

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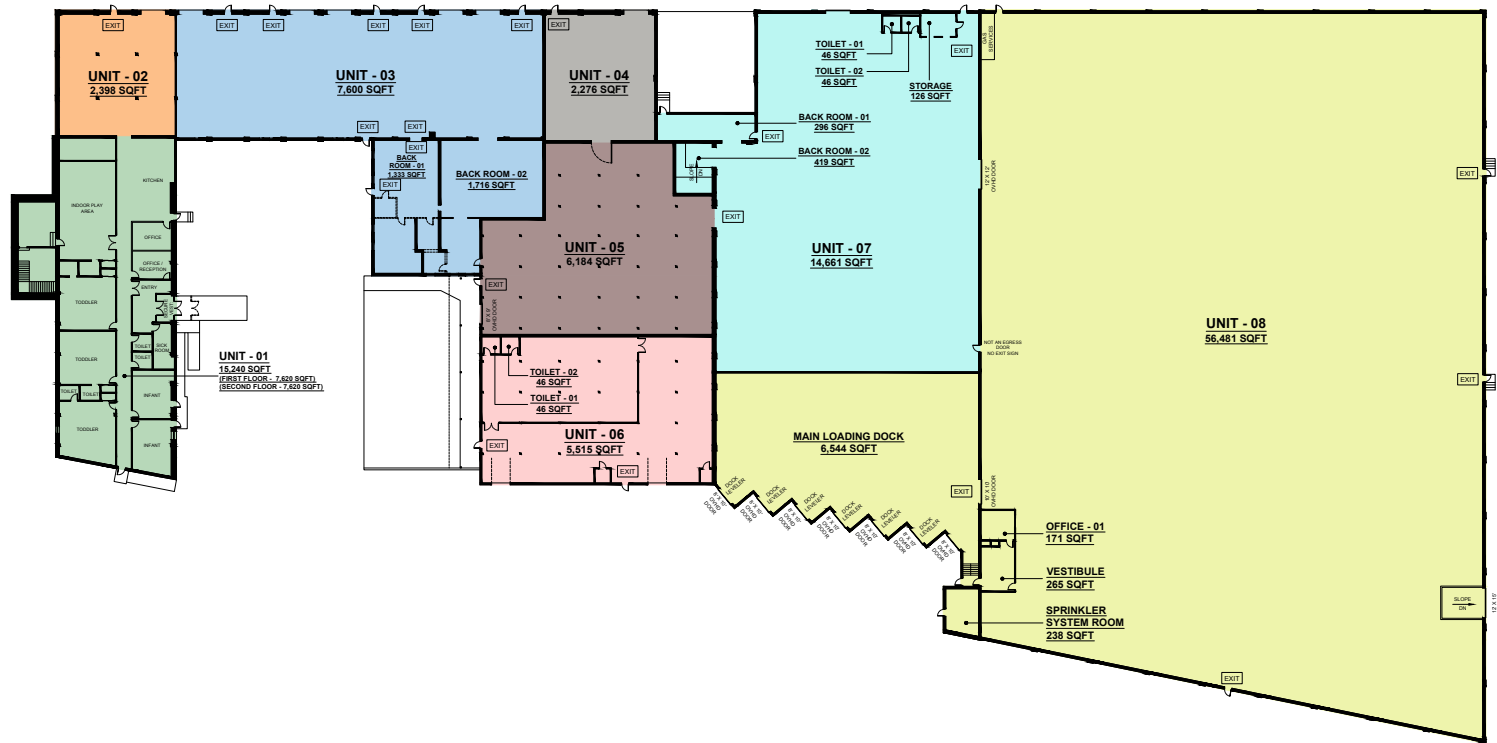
## PROPERTY DESCRIPTION

Multiple warehouse spaces available for lease in Wilmington offering space flexibility to fit any future tenants needs. With the potential to combine units into 35,000 SQFT of continuous space, this is a great opportunity for big or small businesses alike, including warehouse, distribution, or logistics. Located close to the port of Wilmington, I 95, and I 495, the space is convenient and customizable.

- **GLA: 127,229 SQFT**
- **Unit 1: 7,620-15,240 SQFT (1-2 stories)**
- **Unit 2: 2,398 SQFT**
- **Unit 3: 10,649 SQFT (garage doors and/or multiple doors)**
- **Unit 4: 2,276 SQFT (garage doors and/or multiple doors)**
- **Unit 5: 6,184 SQFT (garage door with tractor trailer loading areas)**
- **Unit 6: 5,515 SQFT (garage door with tractor trailer loading areas)**
- **Unit 7: 14,4661 SQFT (occupied but potentially available)**
- **Unit 8: 63,025 SQFT (occupied)**
- **Lease Rate: \$10/SF/NNN**
- **NNN's: +/- \$1.16/SF**
- **Ceiling Height: Vary with each unit but generally 14' or higher**
- **Brand new roof installed (2023)**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILES
Total Population	20,044	96,865	185,778
Total Household	7,870	45,179	81,624
Average HH Income	\$48,228	\$67,059	\$78,439
Median Age	33.7	38.2	39.0

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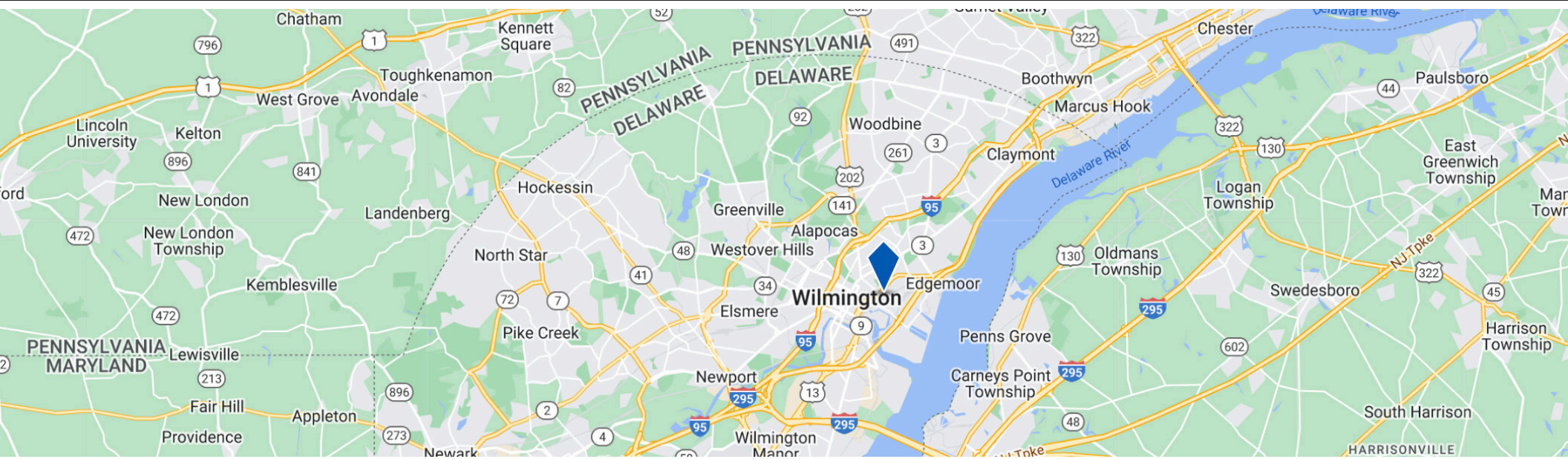




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**TRANSPORTATION**

**TRANSIT/SUBWAY**

- Wilmington Transit Stop Southeastern Pennsylvania Transportation Authority Regional Rail (R2) 6 min drive 1.7 mi
- Claymont Transit Stop Southeastern Pennsylvania Transportation Authority Regional Rail (R2) 14 min drive 7.6 mi
- Marcus Hook Transit Stop Southeastern Pennsylvania Transportation Authority Regional Rail (R2) 16 min drive 9.8 mi

**COMMUTER RAIL**

- Philadelphia 30th Street Commuter Rail (Atlantic City Line) NJ Transit Commuter Rail Atlantic City Line 42 min drive 27.4 mi
- Cherry Hill Commuter Rail (Atlantic City Line) NJ Transit Commuter Rail Atlantic City Line 51 min drive 35.2 mi
- Perryville Commuter Rail (Penn Line) Maryland Area Regional Commuter Trains Penn Line 47 min drive 36.0 mi

**AIRPORT**

- New Castle County Airport 15 min drive 8.4 mi
- Philadelphia International Airport 30 min drive 20.0 mi
- Perryville Commuter Rail (Penn Line) Maryland Area Regional Commuter Trains Penn Line 47 min drive 36.0 mi



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