

# 312 CHERRY LANE

RIVEREDGE INDUSTRIAL PARK | NEW CASTLE, DE 19720



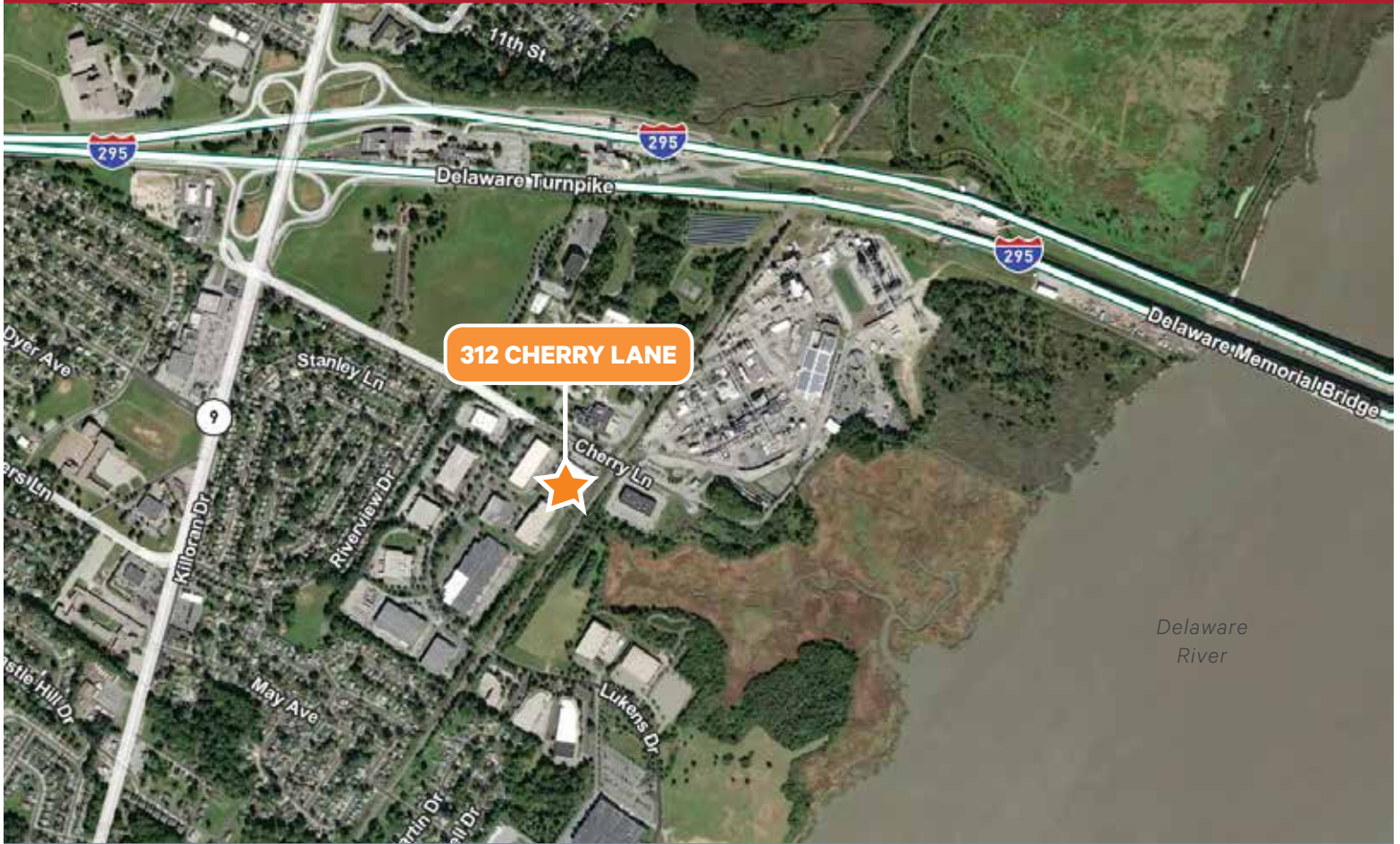
**Available For Sale or For Lease**  
**±16,000 to ±42,000 SF on 2.80 Acres**

**Unit 1 - ±16,000 SF | Unit 2 - ±26,000 SF**

*Located in close proximity to high-density population centers, ocean ports and interstates!*

**CBRE**

# AERIAL VIEW



# PHOTOS



# BUILDING SPECIFICATIONS

TOTAL SIZE	± 42,000 RSF - Unit #1 - ±16,000 SF   Unit #2 - ±26,000 SF
LAND	2.8 acres
YEAR BUILT	1989
BUILDING DIMENSIONS	175' (W) x 230' (D)
CLEAR HEIGHT	15' - 16'
NUMBER OF DOCK DOORS	Seven (7) loading docks (5 with levelers)
DRIVE-IN DOORS	Five (5) dock doors
TRUCK COURT	100' deep
ZONING	Heavy Industrial
CAR PARKING	43 spaces
COLUMN SPACING	44' x 40'
SPRINKLER	Wet
OPERATING EXPENSES	Low Operating Expenses - \$1.75 per SF/year - includes Property Management
LOCATION	Less than 1 mile from I-295 and Route 9 Within 3 miles from I-95, I-495, Route 202, Port of Wilmington and New Jersey
COMMENTS	Unique opportunity to purchase a rare stand-alone industrial/flex building in a desirable New Castle industrial park

## *The Delaware Advantage*



Superior  
Labor Pool



Economic  
Incentives

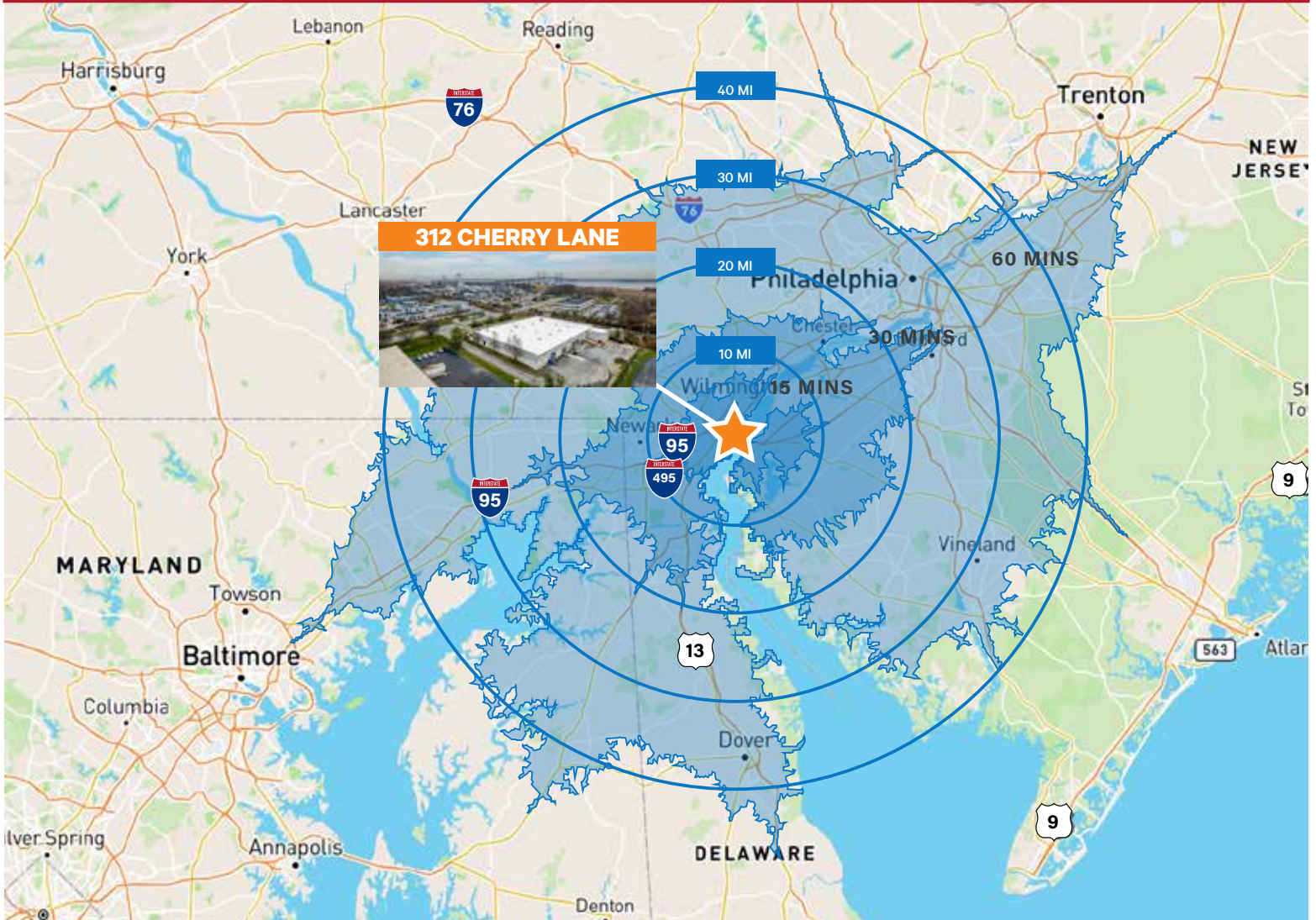


Significant  
Tax Benefits



Port  
Connectivity  
& Access

# MAP



## STRATEGIC LOCATION

In close proximity to high-density population centers, ocean ports and interstates!

4 Miles from Wilmington Airport, New Castle, DE

3 Miles from Port of Wilmington

5 Miles from Southern New Jersey

35 Miles from Philadelphia, Pennsylvania

73 Miles from Baltimore, Maryland

## CONTACT US

**Dan Reeder**

T +1 302 750 1122

[dan.reeder@cbre.com](mailto:dan.reeder@cbre.com)

Licensed: DE, PA

**Dan Rattay**

T + 302 379 8801

[dan.rattay@cbre.com](mailto:dan.rattay@cbre.com)

Licensed: DE, PA, MD

**Colby Reeder**

T + 302 299 3597

[colby.reeder@cbre.com](mailto:colby.reeder@cbre.com)

Licensed: DE, PA, NJ

CBRE, Inc., 3711 Kennett Pike, Suite 210, Wilmington, DE 19807

+1 302 661 6700

Licensed Real Estate Broker

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