



PROPERTY DESCRIPTION

Flexible warehouse space available for lease in a prime, easily accessible location. Perfect for businesses in need of both office and warehouse space, this property offers excellent proximity to Delaware Technical Community College, Christiana Hospital, and the Delaware Memorial Bridge. Upgrades, including new pavement and exterior lighting, are set for completion in fall 2024, enhancing both functionality and curb appeal.

PROPERTY DETAILS

- **Available: 4,312 SF - 5,620 SF**
 - > **Unit 2:** 4,312 SF
 - > **Lease Rate:** \$12/SF/NNN
- Includes 7-8 offices, reception, 2 restrooms, kitchenette, conference room, and is expandable to include 2,425 SF of warehouse/storage space
- **Unit 5:** 5,620 SF with drive-in access and loading dock (coming soon)
 - > **Lease Rate:** \$10/SF/NNN
 - > Office Space: 2,920 SF (1,467 SF located on 2nd floor mezzanine)
 - > Warehouse: 2,700 SF

PROPERTY HIGHLIGHTS

- Ceiling heights range from 12 to 16 feet
- 80 free surface parking spaces
- Frontage on busy Churchmans Road
- Within 3 miles of all major DE highways (I-95, I-295, I-495, SR 13, SR 1, SR 40)



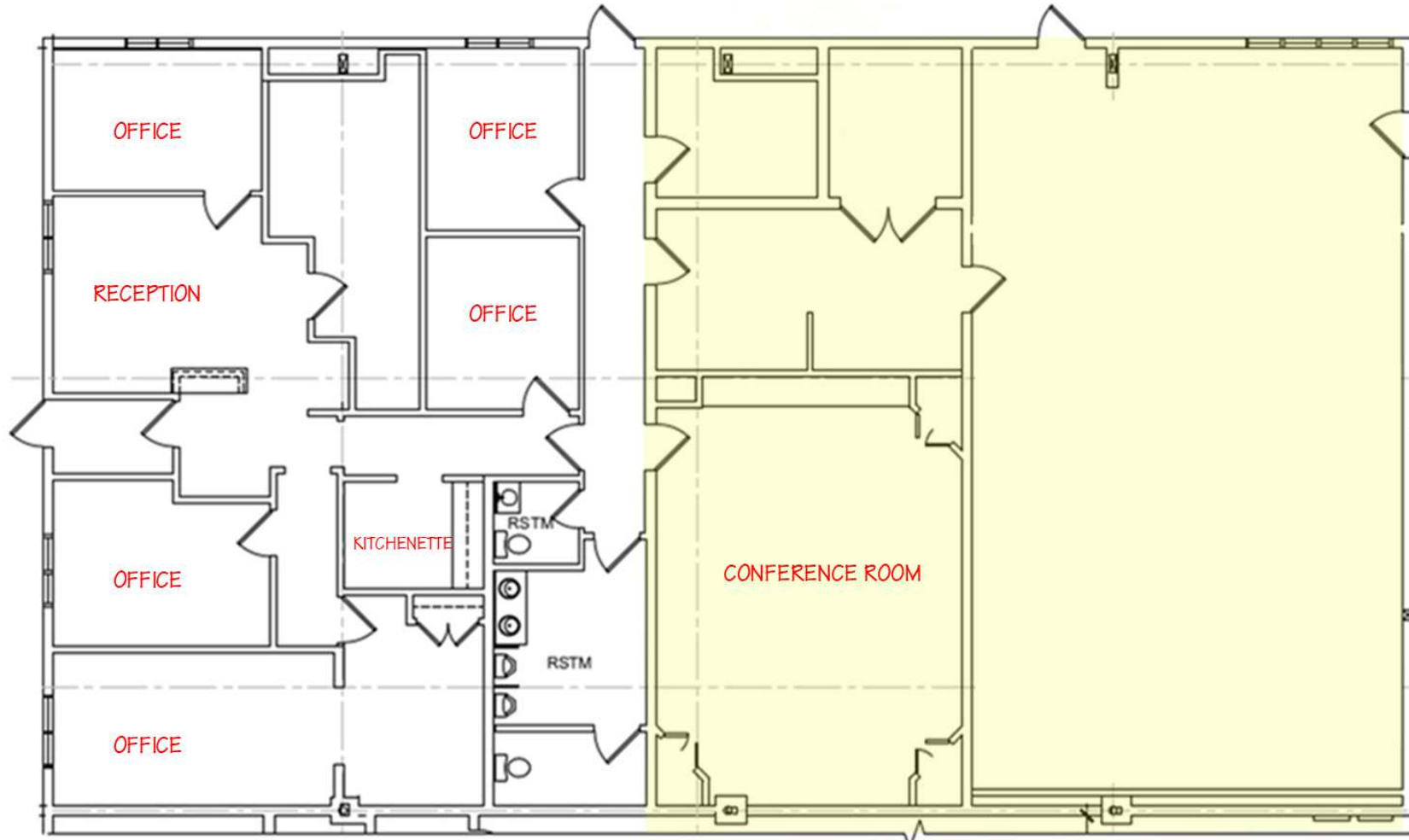
For More Information, Contact:

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302.283.1800 Office
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DSM Commercial
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3304 Old Capitol Trail
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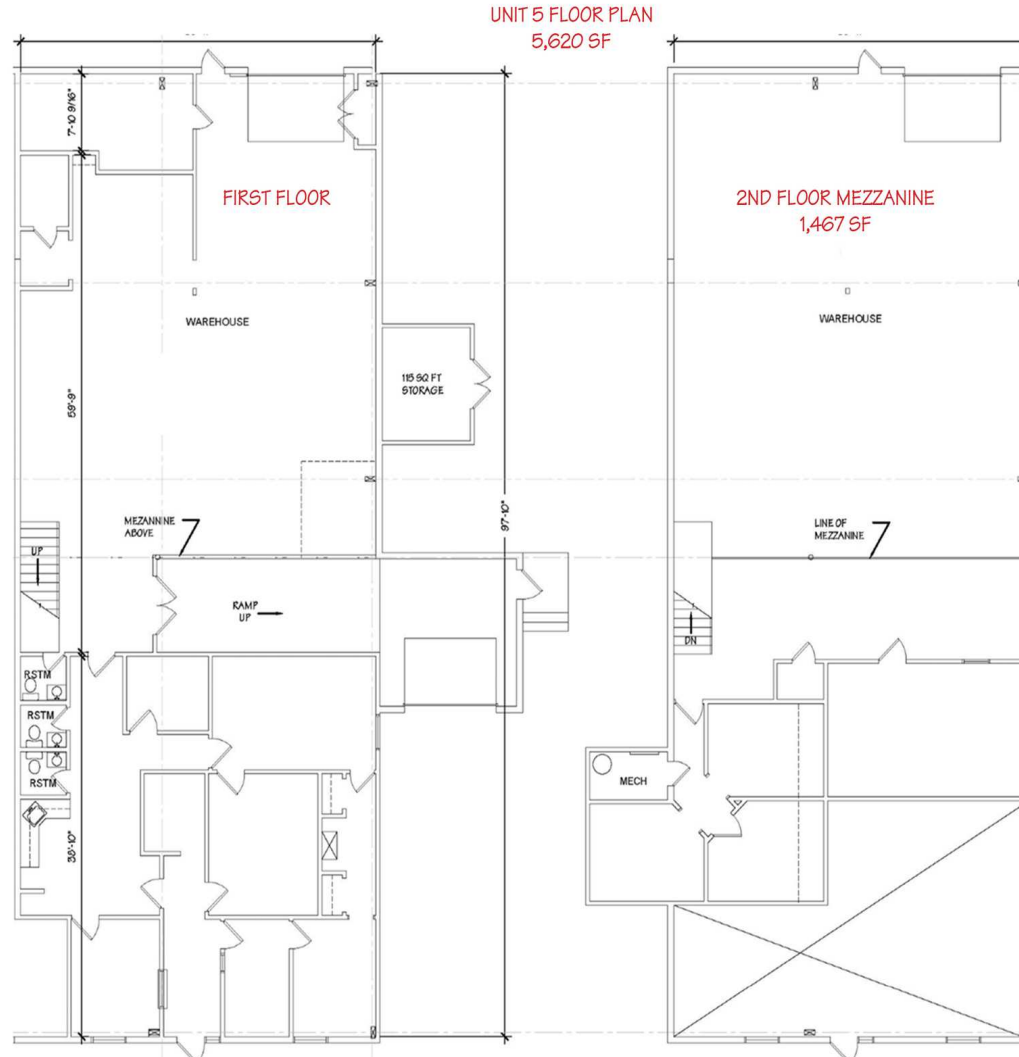
UNIT 2 FLOOR PLAN
4,312 SF



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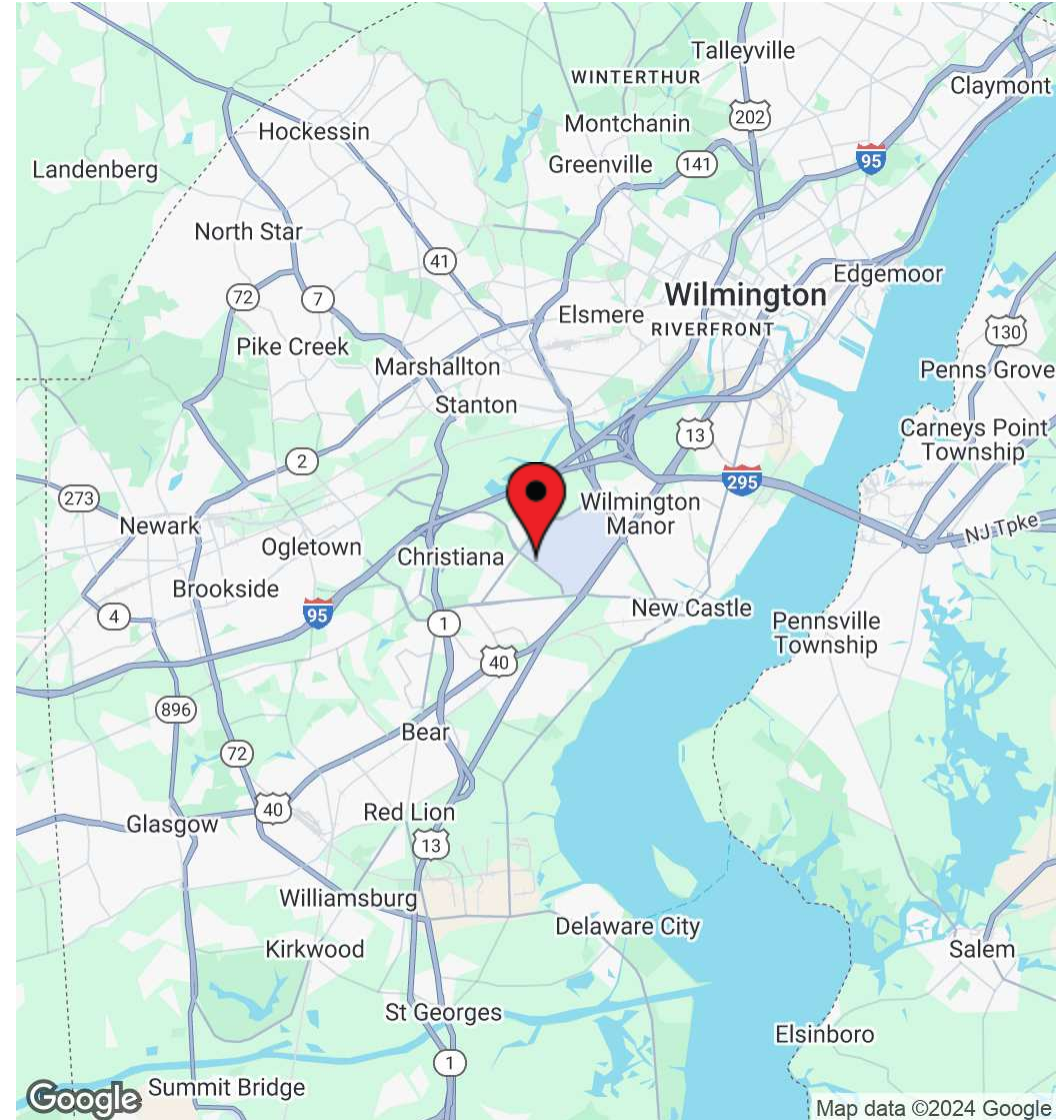
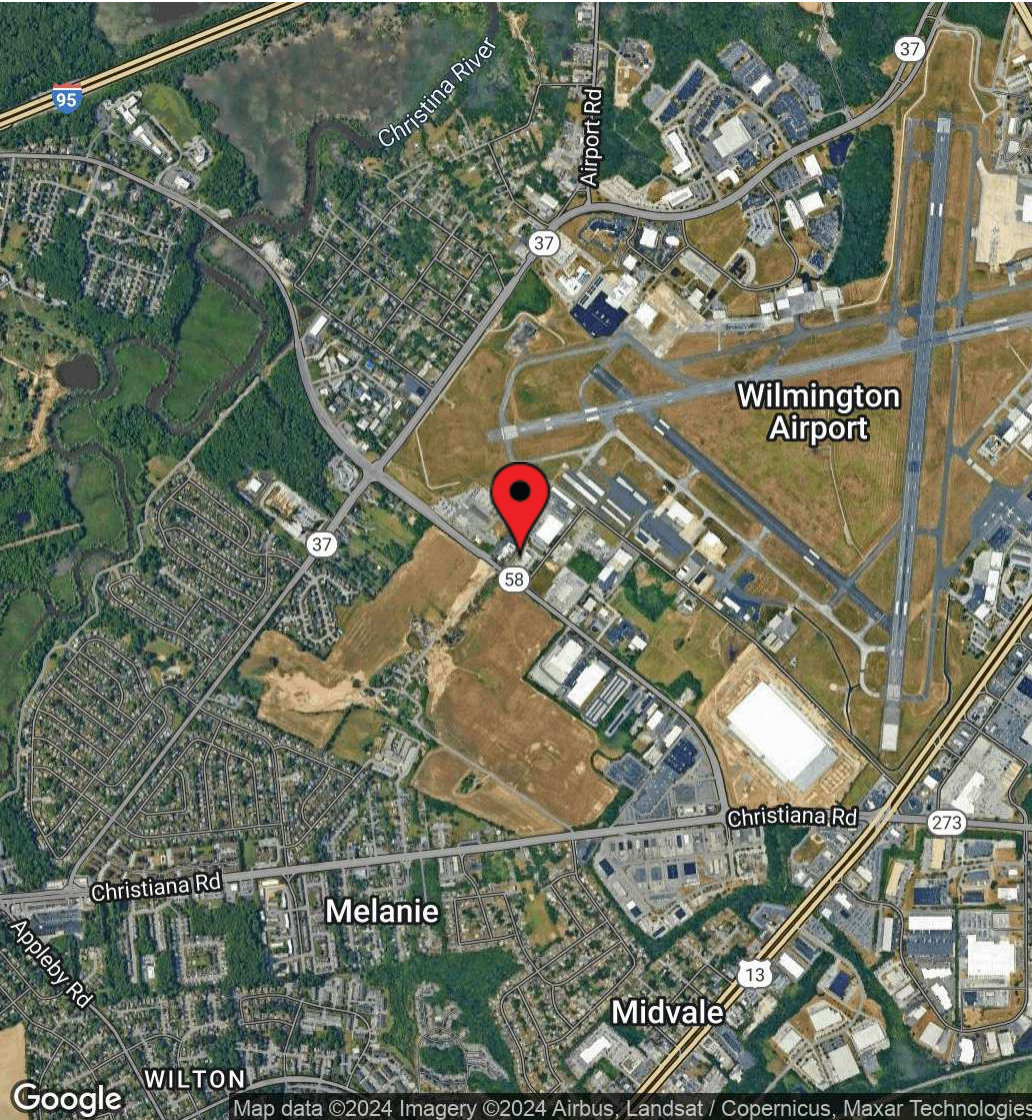
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296 Churchmans Road
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SMALL FLEX/WAREHOUSE FOR LEASE



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