

INDUSTRIAL PROPERTY
FOR SALE

3500 GOVERNOR PRINTZ BLVD

Wilmington, DE 19802

3,556 +/- SF
WAREHOUSE

2,400 +/- SF
WAREHOUSE

FOR SALE
.70 +/- ACRES WITH
TWO WAREHOUSES

CHRIS MOORE, CCIM
Managing Principal, Broker of Record
O: 302.414.1000 | C: 302.383.1911
moore@LMTCRE.com

INDUSTRIAL PROPERTY FOR SALE
3500 GOVERNOR PRINTZ BLVD
Wilmington, DE 19802



PROPERTY DESCRIPTION

Industrial opportunity on Governor Printz Boulevard! This 0.7 +/- acre property features 5,956 +/- SF of industrial warehouse space offering flexible space for a variety of uses, including distribution, light manufacturing, contractor operations, and storage. With excellent visibility along a well-traveled corridor, the site provides convenient access to I-495, I-95, the Port of Wilmington, and major regional connectors. Ample fenced yard area, functional interior layout, and strong logistical positioning make this an ideal investment or owner-user opportunity in a high-demand industrial market.

PROPERTY HIGHLIGHTS

- 3,556 +/- SF Warehouse: 1 Drive-In Door and 3 Loading Docks
- 2,400 +/- SF Warehouse: 2 Drive-In Doors
- The Blue Warehouse (2,400 +/- SF) is on a Short Term Lease with a Landscaper
- Excellent Accessibility to I-495, I-95, and the Port of Wilmington
- Ideal for Contractors, Distribution, Storage, or Light Industrial Users
- Fenced Outdoor Space for Parking, Storage, or Fleet Vehicles

OFFERING SUMMARY

Sale Price:	\$650,000
Total Lot Size:	0.7 +/- Acres
Parcel #1: Zoned NCC Industrial	0.18 +/- Acres
Parcel #2: Zoned City of Wilmington 26C-2	0.52 +/- Acres
Total Building Size:	5,956 +/- SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,212	39,176	76,977
Total Population	18,947	90,555	185,973
Average HH Income	\$73,978	\$86,600	\$94,559

CHRIS MOORE, CCIM
Managing Principal, Broker of Record
O: 302.414.1000 | C: 302.383.1911
moore@LMTCRE.com



INDUSTRIAL PROPERTY FOR SALE

3500 GOVERNOR PRINTZ BLVD

Wilmington, DE 19802



CHRIS MOORE, CCIM

Managing Principal, Broker of Record

O: 302.414.1000 | C: 302.383.1911

moore@LMTCRE.com



INDUSTRIAL PROPERTY FOR SALE
3500 GOVERNOR PRINTZ BLVD
Wilmington, DE 19802



3,556 +/- SF Warehouse



3,556 +/- SF Warehouse



3,556 +/- SF Warehouse

CHRIS MOORE, CCIM
Managing Principal, Broker of Record
O: 302.414.1000 | C: 302.383.1911
moore@LMTCRE.com



INDUSTRIAL PROPERTY FOR SALE
3500 GOVERNOR PRINTZ BLVD
Wilmington, DE 19802



2,400 +/- SF Warehouse



2,400 +/- SF Warehouse



3,556 +/- SF Warehouse

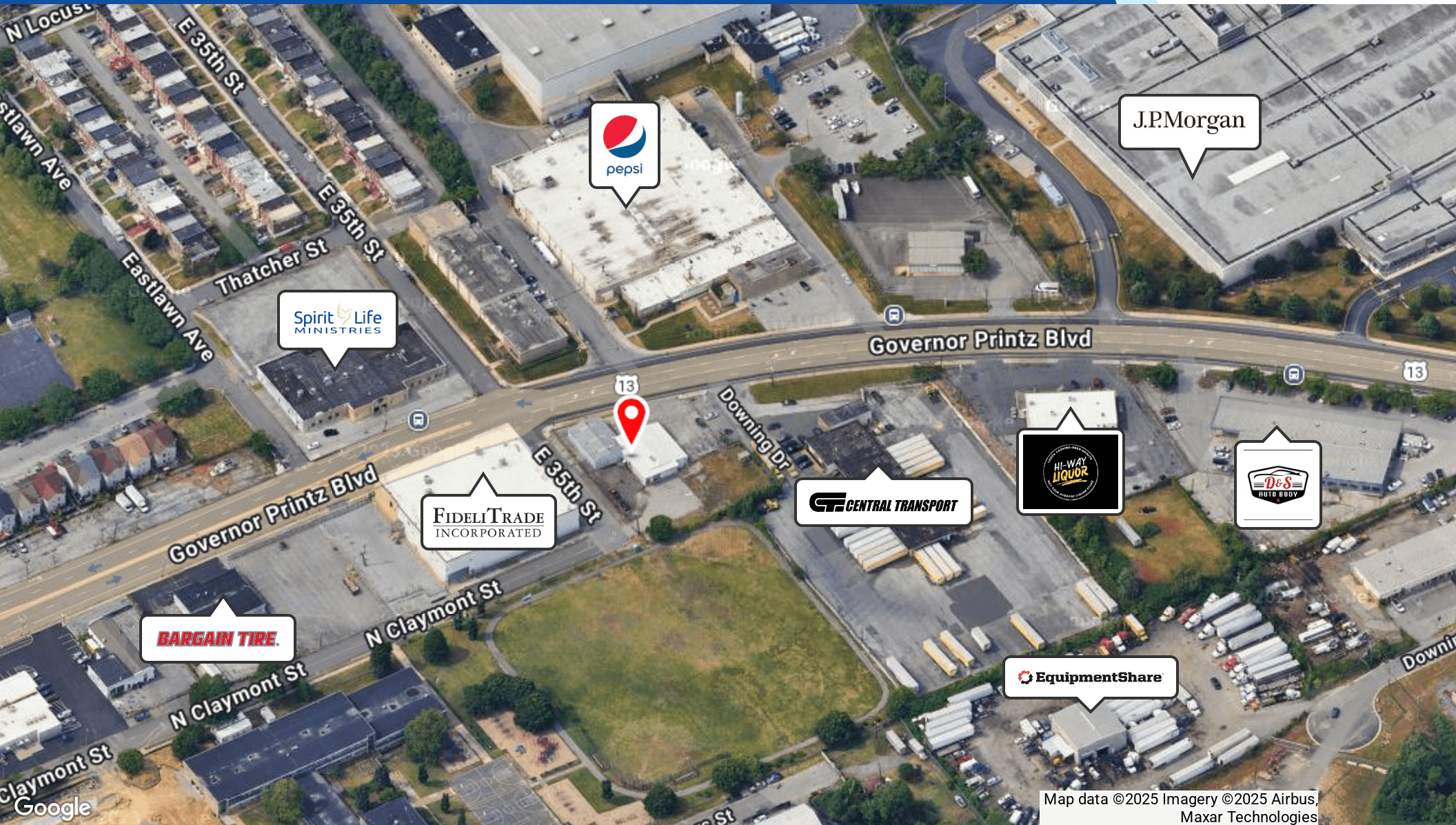
CHRIS MOORE, CCIM
Managing Principal, Broker of Record
O: 302.414.1000 | C: 302.383.1911
moore@LMTCRE.com



INDUSTRIAL PROPERTY FOR SALE

3500 GOVERNOR PRINTZ BLVD

Wilmington, DE 19802



CHRIS MOORE, CCIM

Managing Principal, Broker of Record

O: 302.414.1000 | C: 302.383.1911

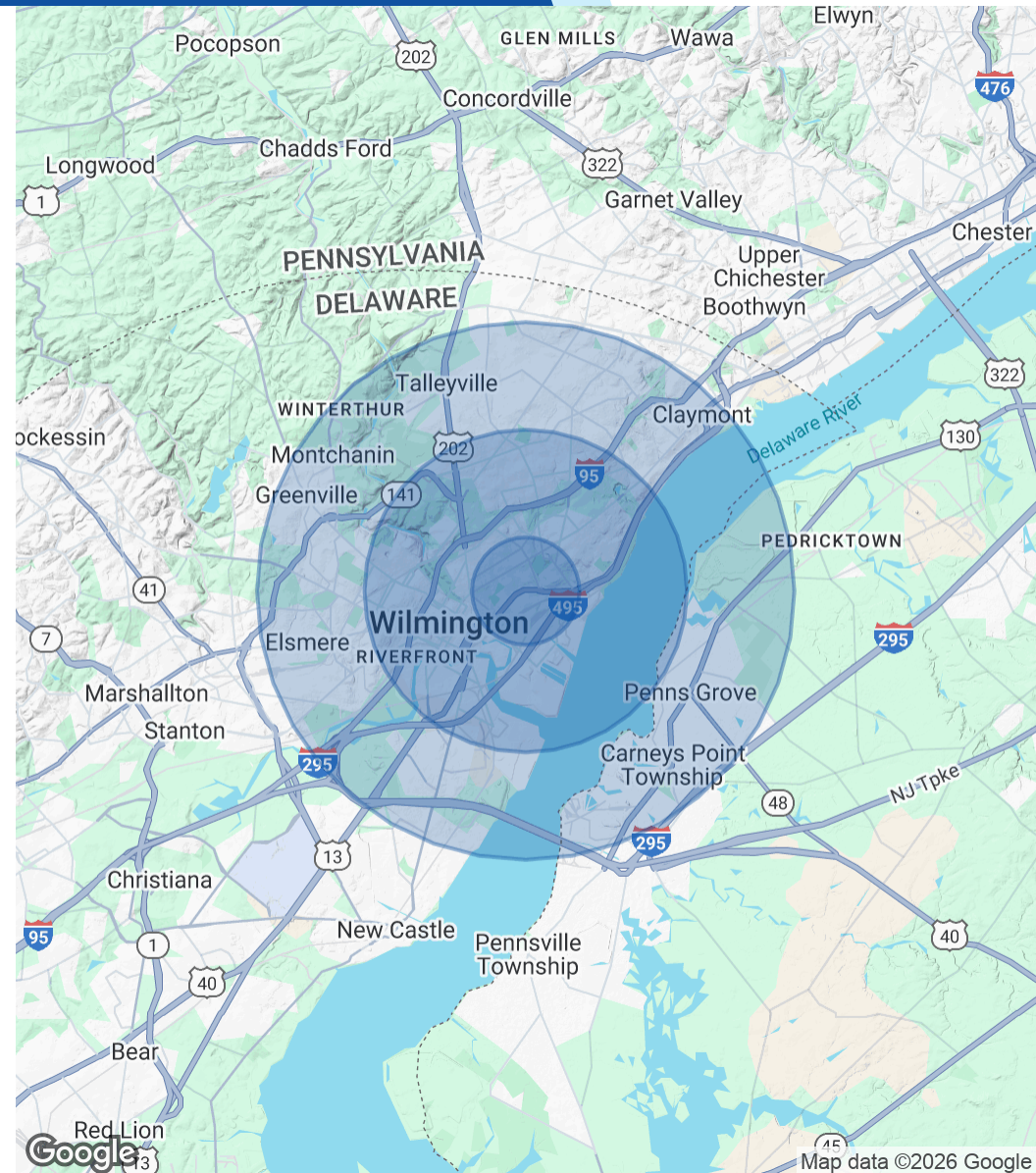
moore@LMTCRE.com



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,947	90,555	185,973
Average Age	39	41	41
Average Age (Male)	37	39	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,212	39,176	76,977
# of Persons per HH	2.6	2.3	2.4
Average HH Income	\$73,978	\$86,600	\$94,559
Average House Value	\$223,096	\$304,314	\$330,512

Demographics data derived from AlphaMap



CHRIS MOORE, CCIM

Managing Principal, Broker of Record
 O: 302.414.1000 | C: 302.383.1911
 moore@LMTCRE.com