

**NAI** Emory Hill



**FORT DUPONT**  
Historic Waterfront Reimagined

**Warehouse for Lease**

*Exclusively listed by NAI Emory Hill*



# FORT DUPONT

**A thoughtfully master-planned waterfront district transforming the historic Fort DuPont campus into a vibrant community along the Delaware River.**

**219**

Acres on Campus

**63**

Historic Buildings

Fort DuPont is undergoing a thoughtful redevelopment that will transform the 219-acre historic site into a vibrant waterfront community.

Plans include new homes, shops, and gathering spaces while preserving and adapting many of the former military buildings that date back to the 19th century.

Residents and visitors will enjoy a unique setting along the Delaware River and the Chesapeake & Delaware Canal where historic character and modern development come together.

The warehouse at 471 Oak Lane is a ±20,000 square foot industrial facility located within the Fort DuPont redevelopment area in Delaware City. The property is well-suited for a variety of uses, including warehouse distribution or indoor recreational facilities, offering flexibility for both industrial and adaptive reuse applications.

The building is equipped with four dock-high loading positions and 3-phase power, supporting efficient operations for logistics, storage, or specialized use. Its clear-span interior and functional layout provide users with the ability to configure the space to meet a range of operational needs.

Positioned within a growing and evolving campus environment, the property benefits from ongoing redevelopment activity, making it an attractive opportunity for users or investors seeking a versatile industrial asset in a unique setting.

## ADDRESS

461 Oak Lane, Delaware City, DE 19706

## PROPERTY INFORMATION

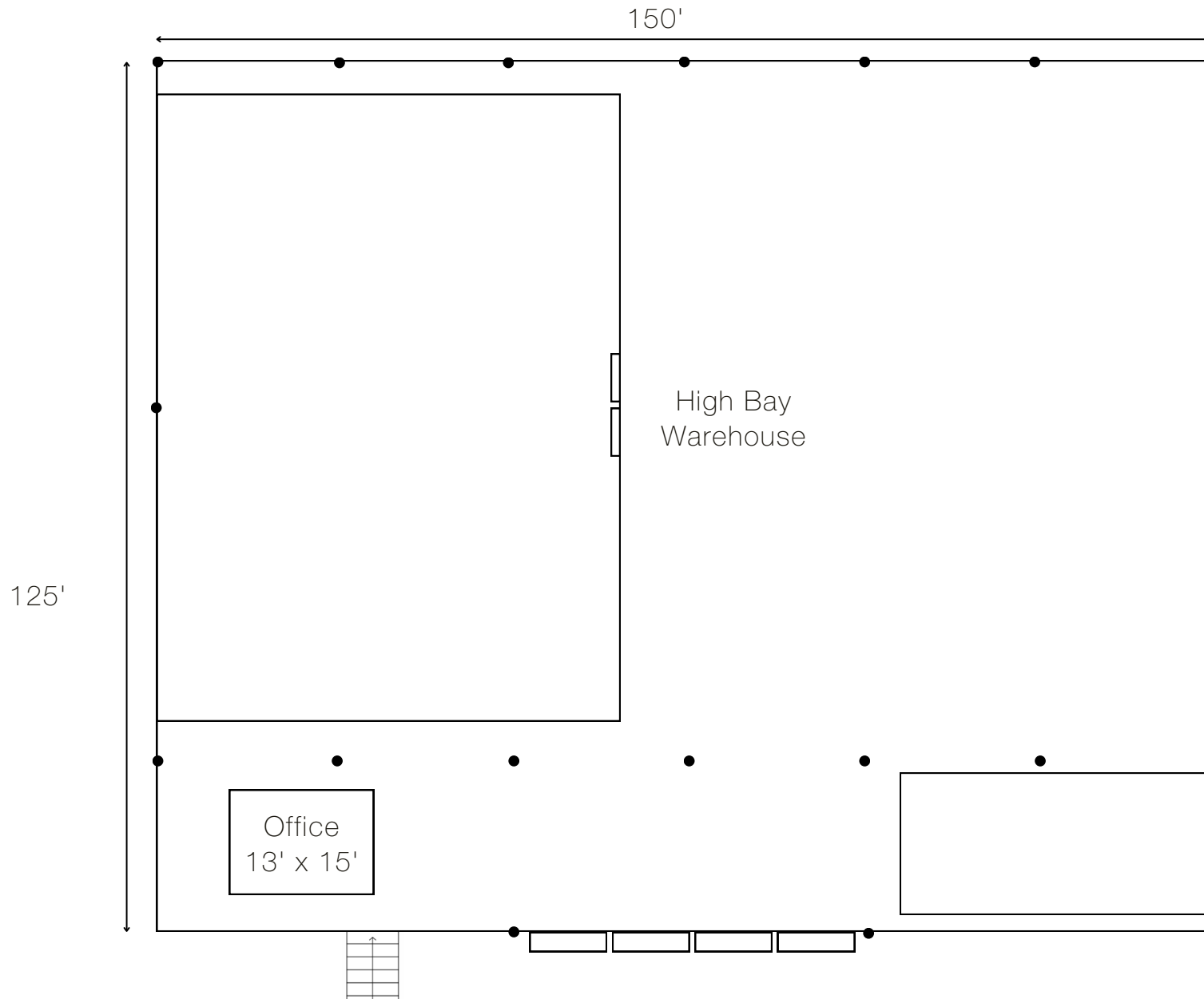
- 20,000 ± SF
- Ideal for indoor recreational use/fitness or warehouse distribution.
- 4 docks
- 3-phase power

## LEASE RATE

\$12/SF NNN



<b>Warehouse Area:</b>	+/- 20,000 SF
<b>Dimensions:</b>	+/- 150' x 160'
<b>Clear Height:</b>	+/- 37-40'
<b>Loading:</b>	4 docks (10' x 12') (1 w/ leveler)
<b>Warehouse Lighting:</b>	LED
<b>Heavy Power:</b>	Yes (3-phase)
<b>Generator:</b>	Diesel
<b>Freezer Area:</b>	+/- 4,000 SF
<b>Freezer Storage:</b>	3-deep pushback pallet racking
<b>Fire Suppression:</b>	Nitrogen System
<b>Walk-In Refrigerator:</b>	+/- 20' x 47'
<b>Modular Warehouse Office:</b>	+/- 13' x 15'
<b>Land Area:</b>	+/- 2.16 Acres

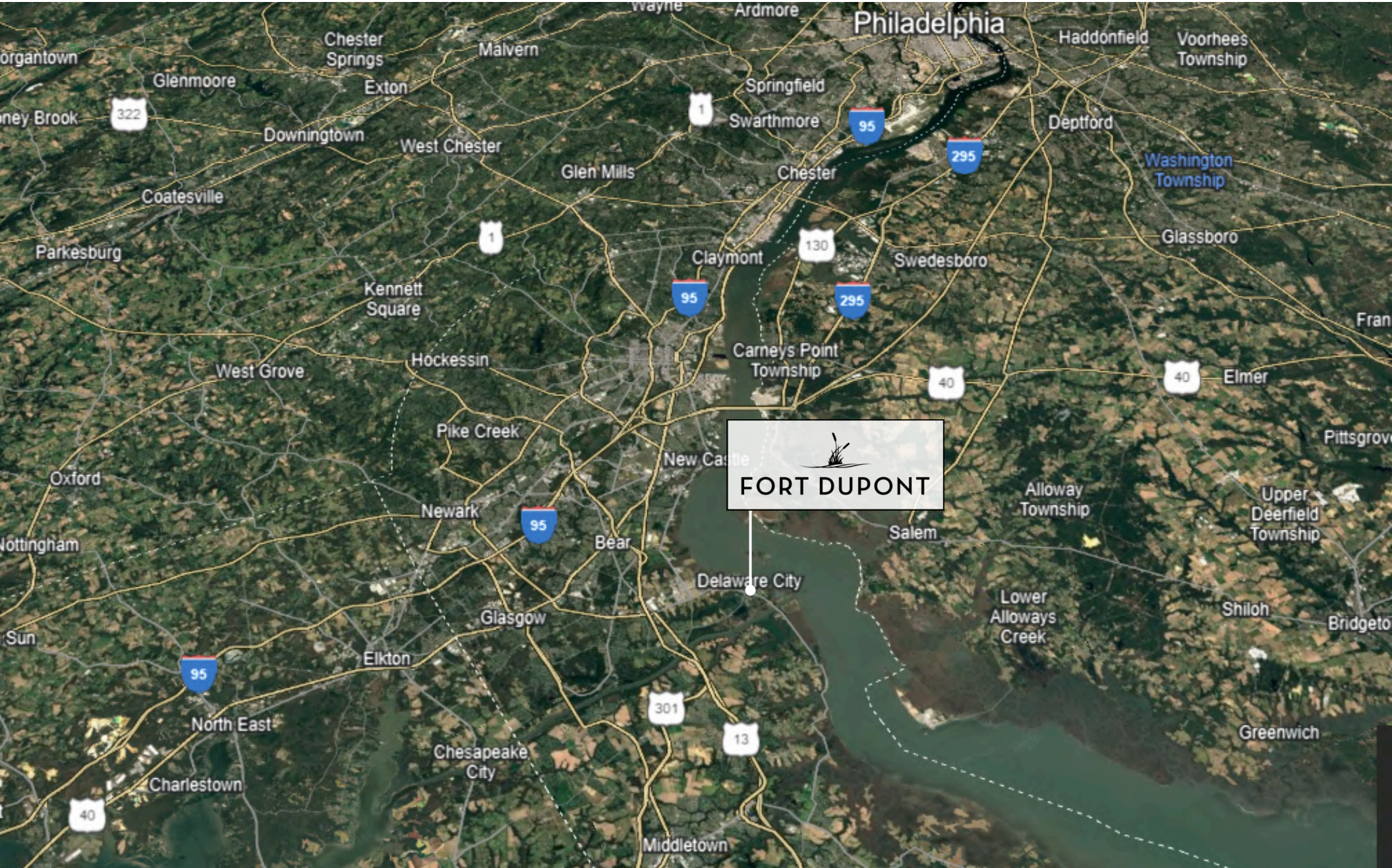


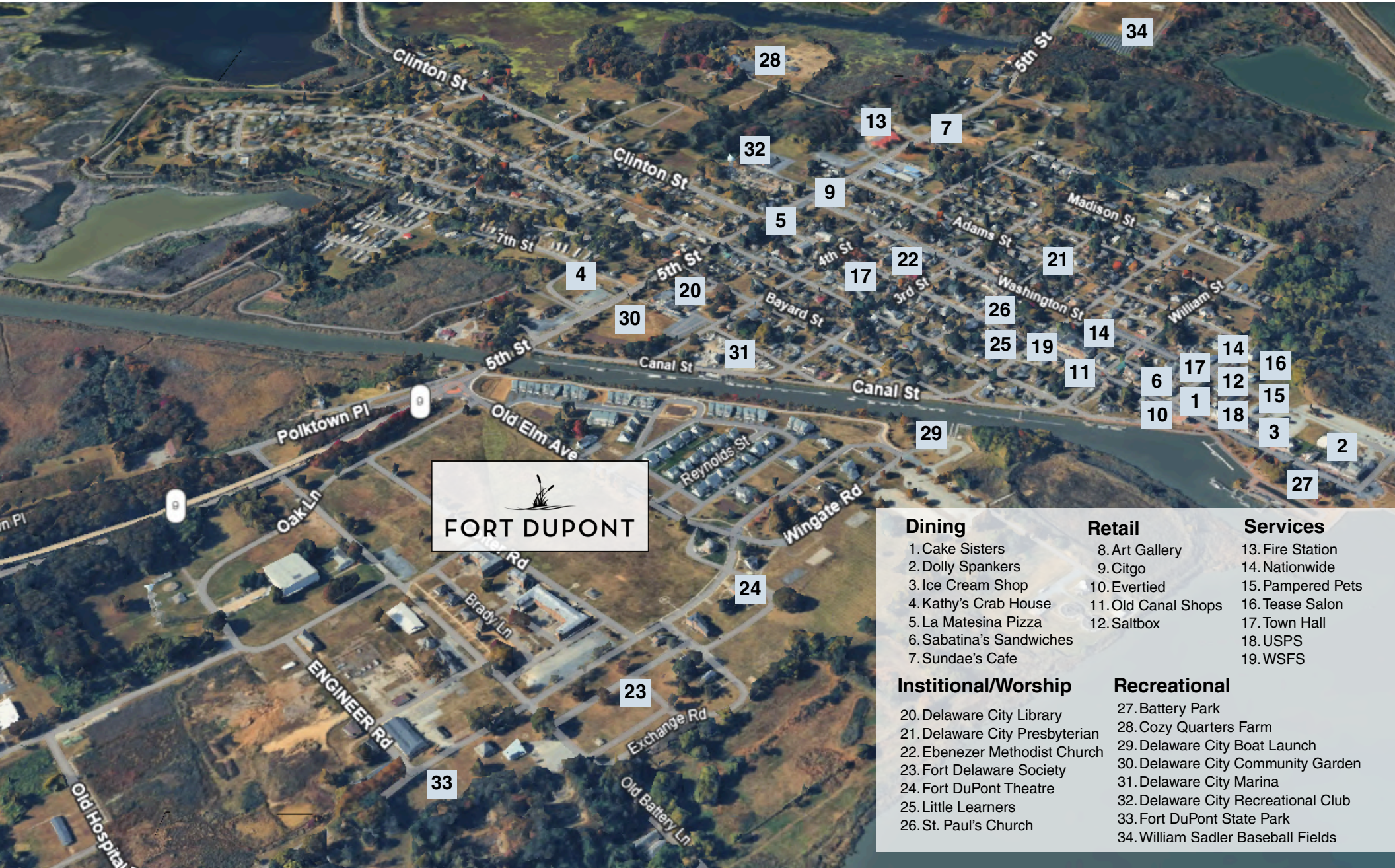


*Conceptual illustration intended for marketing purposes only. Actual conditions, features, and dimensions may vary.*



**Warehouse**  
20,000 ± SF for Lease





FORT DUPONT

- |  |   |  |
|--|---|--|
| <p><b>Dining</b></p> <ul style="list-style-type: none"> <li>1. Cake Sisters</li> <li>2. Dolly Spankers</li> <li>3. Ice Cream Shop</li> <li>4. Kathy's Crab House</li> <li>5. La Matesina Pizza</li> <li>6. Sabatina's Sandwiches</li> <li>7. Sundae's Cafe</li> </ul>  | <p><b>Retail</b></p> <ul style="list-style-type: none"> <li>8. Art Gallery</li> <li>9. Citgo</li> <li>10. Evertied</li> <li>11. Old Canal Shops</li> <li>12. Saltbox</li> </ul>   | <p><b>Services</b></p> <ul style="list-style-type: none"> <li>13. Fire Station</li> <li>14. Nationwide</li> <li>15. Pampered Pets</li> <li>16. Tease Salon</li> <li>17. Town Hall</li> <li>18. USPS</li> <li>19. WSFS</li> </ul> |
| <p><b>Institutional/Worship</b></p> <ul style="list-style-type: none"> <li>20. Delaware City Library</li> <li>21. Delaware City Presbyterian</li> <li>22. Ebenezer Methodist Church</li> <li>23. Fort Delaware Society</li> <li>24. Fort DuPont Theatre</li> <li>25. Little Learners</li> <li>26. St. Paul's Church</li> </ul> | <p><b>Recreational</b></p> <ul style="list-style-type: none"> <li>27. Battery Park</li> <li>28. Cozy Quarters Farm</li> <li>29. Delaware City Boat Launch</li> <li>30. Delaware City Community Garden</li> <li>31. Delaware City Marina</li> <li>32. Delaware City Recreational Club</li> <li>33. Fort DuPont State Park</li> <li>34. William Sadler Baseball Fields</li> </ul> |  |



# FORT DUPONT

## Contact Information

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