

WAREHOUSE AND OFFICE  
BUILDING FOR LEASE

919 S  
HEALD ST

Wilmington, DE 19801

CHRIS MOORE, CCIM  
Managing Principal, Broker of Record  
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## PROPERTY DESCRIPTION

For Lease: Versatile 40,000 Sq. Ft. Warehouse with offices, yard space, and fenced lot. Unlock the potential of your business with this warehouse, perfectly designed to accommodate a variety of industrial and commercial operations. Located in a prime area, with access to I95, I295, I495, Rt. 13, Rt. 40 and Delaware Memorial Bridge.

## PROPERTY HIGHLIGHTS

- Total Building Square Footage: 40,000 +/-
- Section A: 25,000 +/- SF - 3 Loading Docks, 1 Drive-Up Ramp & Overhead Hoist Track
- Section B: 15,000 +/- SF - 1 Drive In, 1 Dock Height & 2 Van height Overhead Doors and Mezzanine
- Zoning: HI (Heavy Industrial)

## OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	40,000 +/- SF
Lot Size:	2.21 Acres
Lot Size:	2.21 +/- AC

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,058	42,410	76,062
Total Population	4,995	102,735	184,509
Average HH Income	\$71,369	\$73,540	\$86,124

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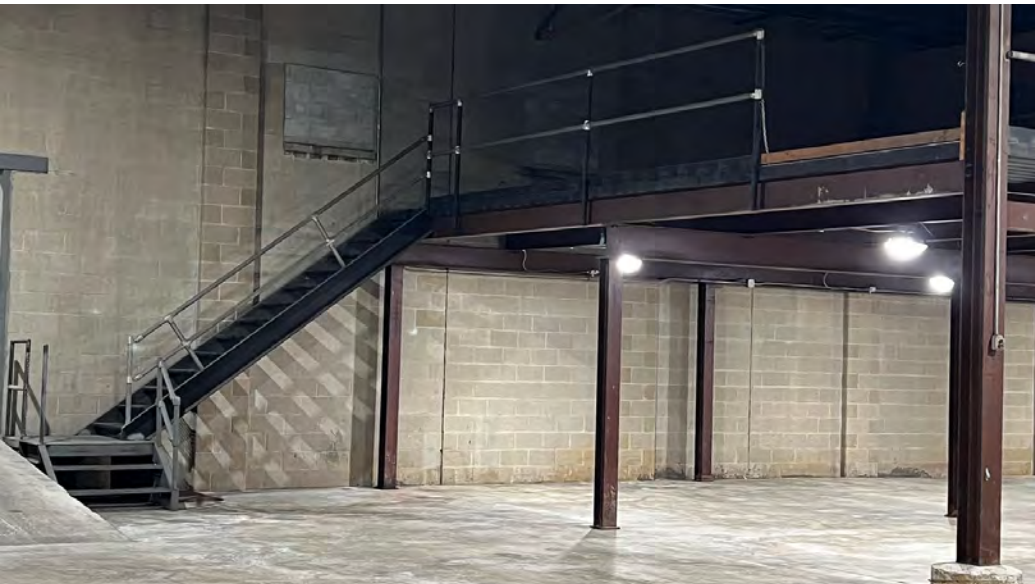
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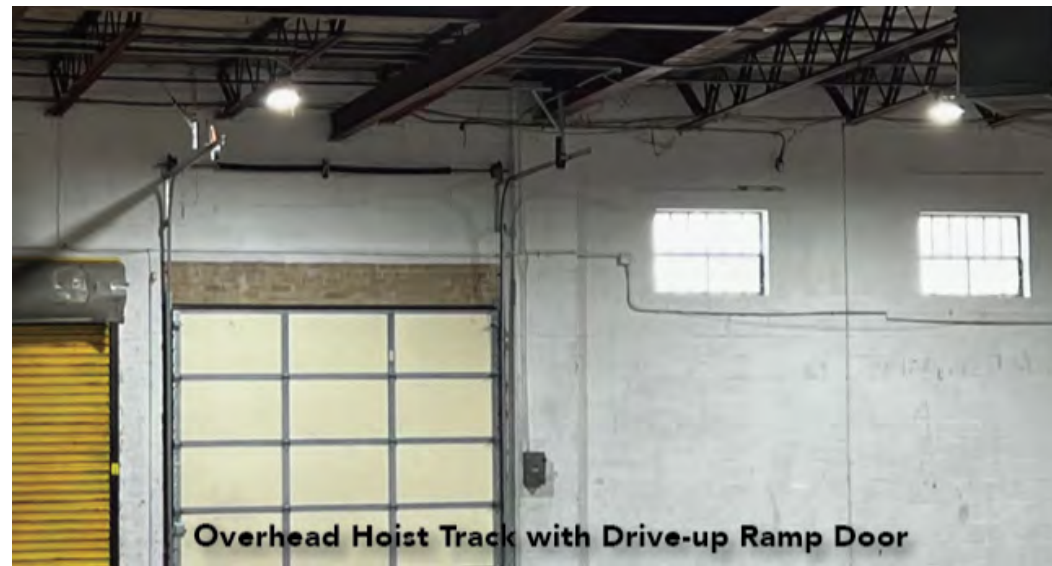
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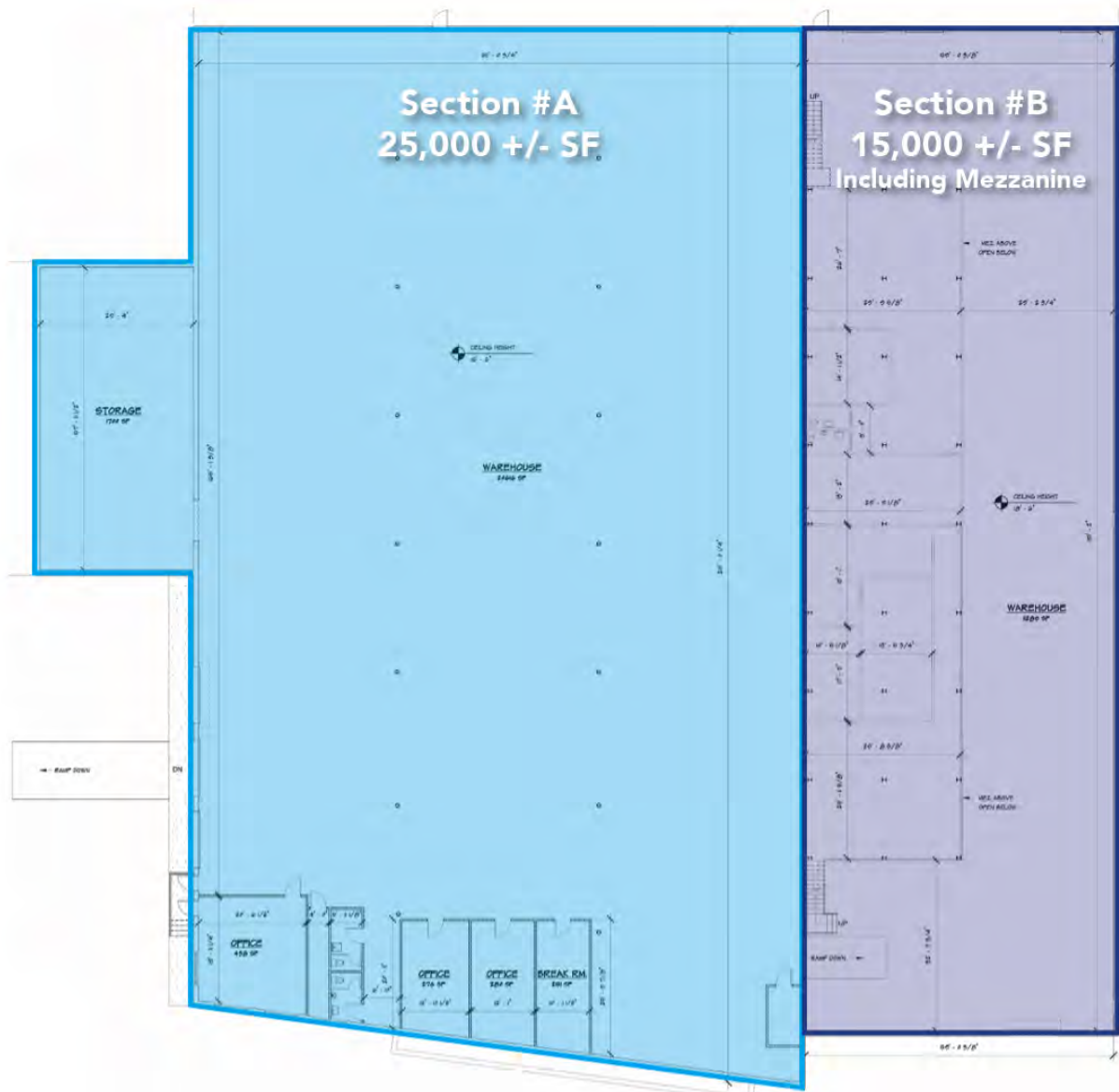
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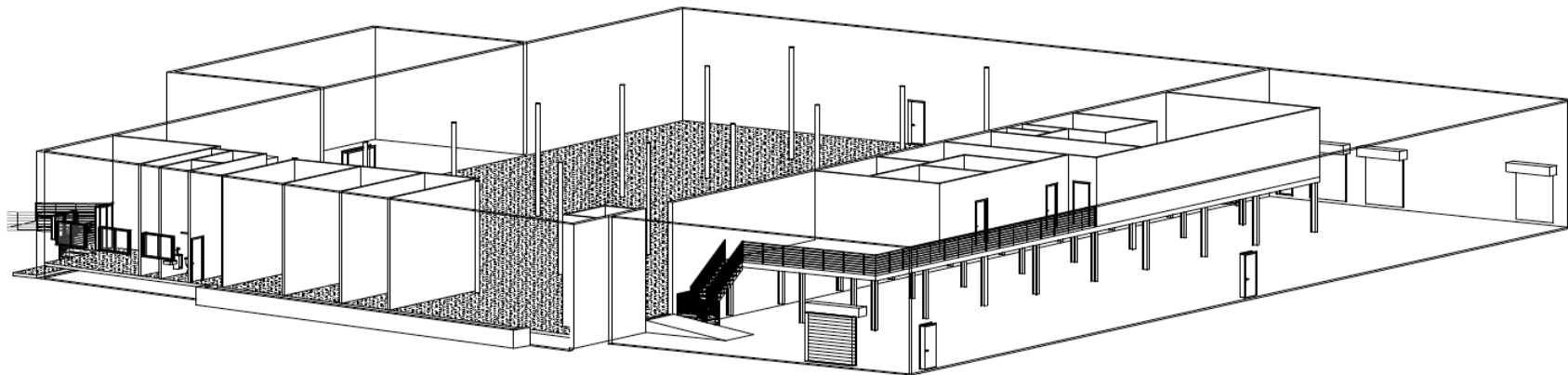
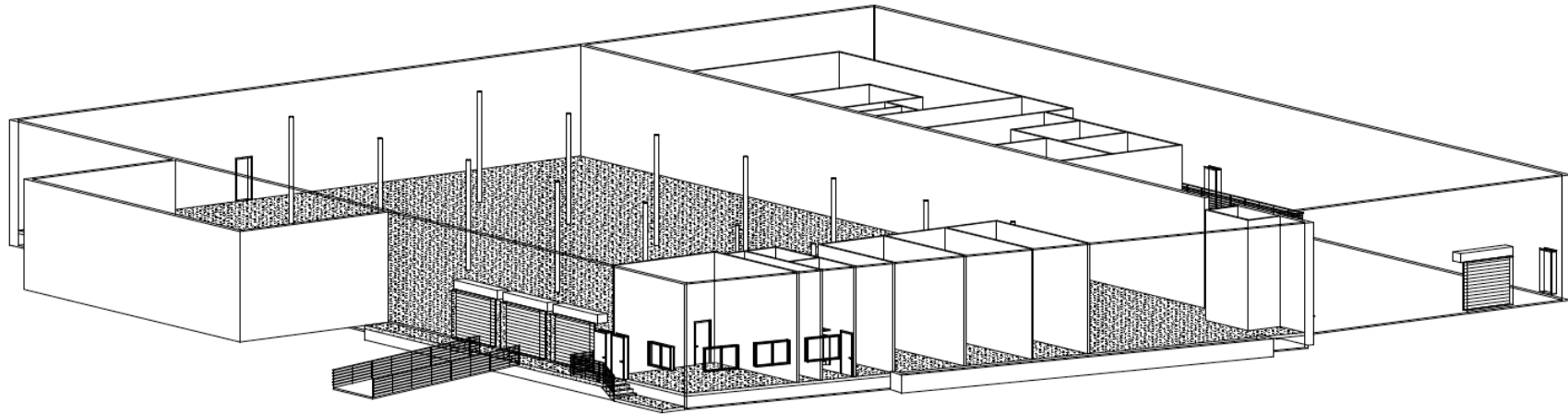
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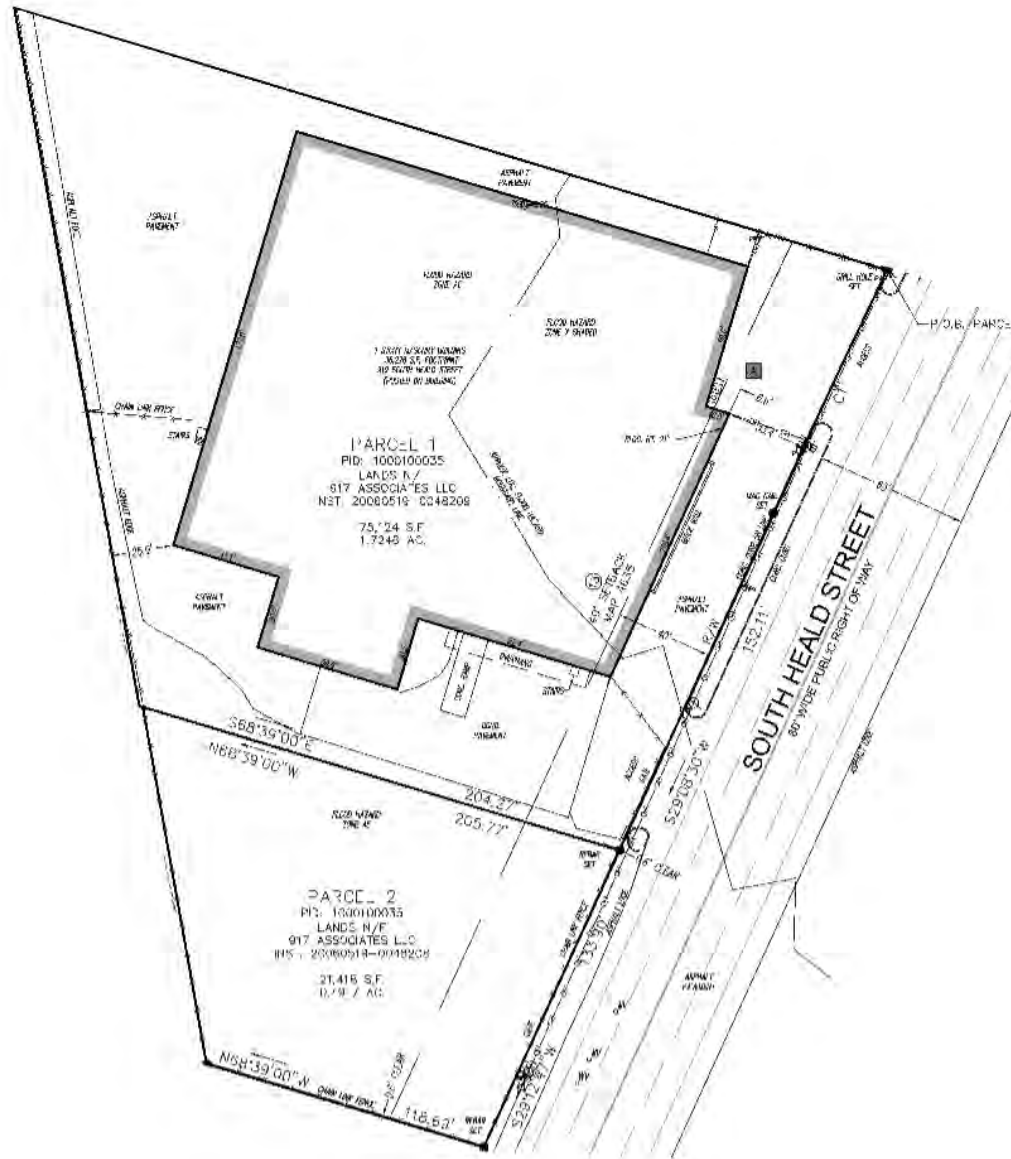
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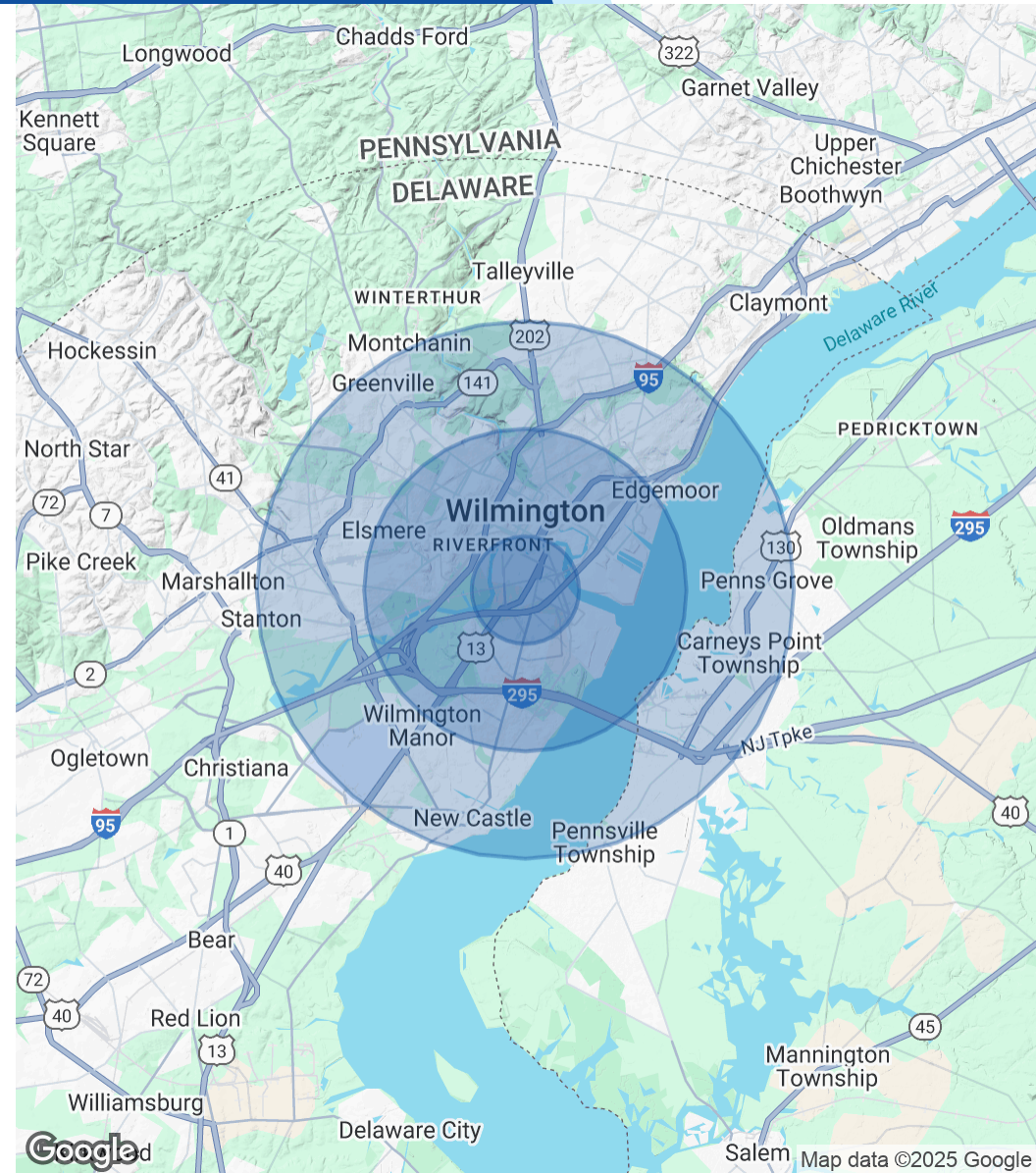
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,995	102,735	184,509
Average Age	38	39	41
Average Age (Male)	37	38	39
Average Age (Female)	39	40	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,058	42,410	76,062
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$71,369	\$73,540	\$86,124
Average House Value	\$210,248	\$251,028	\$305,973

Demographics data derived from AlphaMap



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