

# GFP BUSINESS PARK UNITS AVAILABLE FOR LEASE

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**2860 OGLETOWN ROAD, NEWARK, DE 19713**

**8 BUILDINGS | 47,711 SF | 4.55 AC | ZONED INDUSTRIAL**



3304 OLD CAPITOL TRAIL \ WILMINGTON, DE 19808 \ 302.283.1800 \ DSMRE.COM





## PROPERTY DESCRIPTION

**Industrial space available for lease at GFP Business Park in Newark, DE, with units starting at 1,000 SF.** GFP Business Park is home to eight well-maintained multi- and single-tenant light industrial buildings, consistently in demand among industrial, service, and flex users. The park offers functional layouts, ample parking, and convenient access for deliveries and daily operations.

Located just 2 miles from both the I-95/Route 273 interchange and the University of Delaware, GFP Business Park provides excellent connectivity for businesses serving the greater Newark area and beyond. Professionally managed and strategically positioned, this is a strong leasing opportunity in one of the area's most established industrial hubs.

## PROPERTY DETAILS

- **Available:** From 1,000 SF units
- **Lease Rate:** \$12/SF/NNN
- **Zoning:** Industrial

## PROPERTY HIGHLIGHTS

- **Low Vacancy Rates:** The industrial vacancy rate in Northern Delaware, including Newark, remains low, reflecting strong demand for industrial space.
- **Business-Friendly Environment:** Delaware is ranked #1 for tax favorability in the manufacturing sector, enhancing its appeal to industrial businesses.
- **Tenant Diversity:** Hosts a diverse and stable mix of tenants, including industrial, service, and flex users.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	10,784	76,762	198,866
Total Households	4,116	27,997	74,927
Average HH Income	76,585	\$88,762	\$94,199
Median Age	37.30	35.60	37.30



For More Information, Contact:

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**PORTFOLIO SUMMARY**

<b>Buildings</b>	8
<b>Total SF</b>	47,711
<b>Land</b>	4.55 Acres
<b>Zoning</b>	I (Industrial)
<b>Property Type</b>	Industrial
<b>Property Subtype</b>	Flex Space
<b>APN</b>	09-022.00-018
<b>Total # of Units</b>	31
<b>% Leased</b>	100%

**Recent capital improvements include:**

- Complete renovation of building 8 into (2) apartment units and a 2 car garage - **2014**
- Converted buildings 1,2,3,4,5,6,7 & 8 from propane to natural gas
- New roof, soffit, fascia, gutters and downspouts on buildings 1,2,3,4 & 5 - **2015**
- New 2,000 SF addition on building 2 - **2015**
- Building 7: Building constructed in **2015**
- New sanitary sewer lines - **2015**
- New parking lot pavement & curbing on 75% of the lot (converted to concrete)
- New heaters in buildings 1,2,3,4 & 5 following natural gas conversion - **2016**
- Replaced 90% of the overhead doors at the property between **2015 -2023**
- New exterior lighting: **2015-2016**
- Installed new electric meter stacks in buildings 1,2,3,4 & 5 - **2018**
- Converted entire park over to fiber optics - **2018**



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## INDUSTRIAL UNITS FOR LEASE



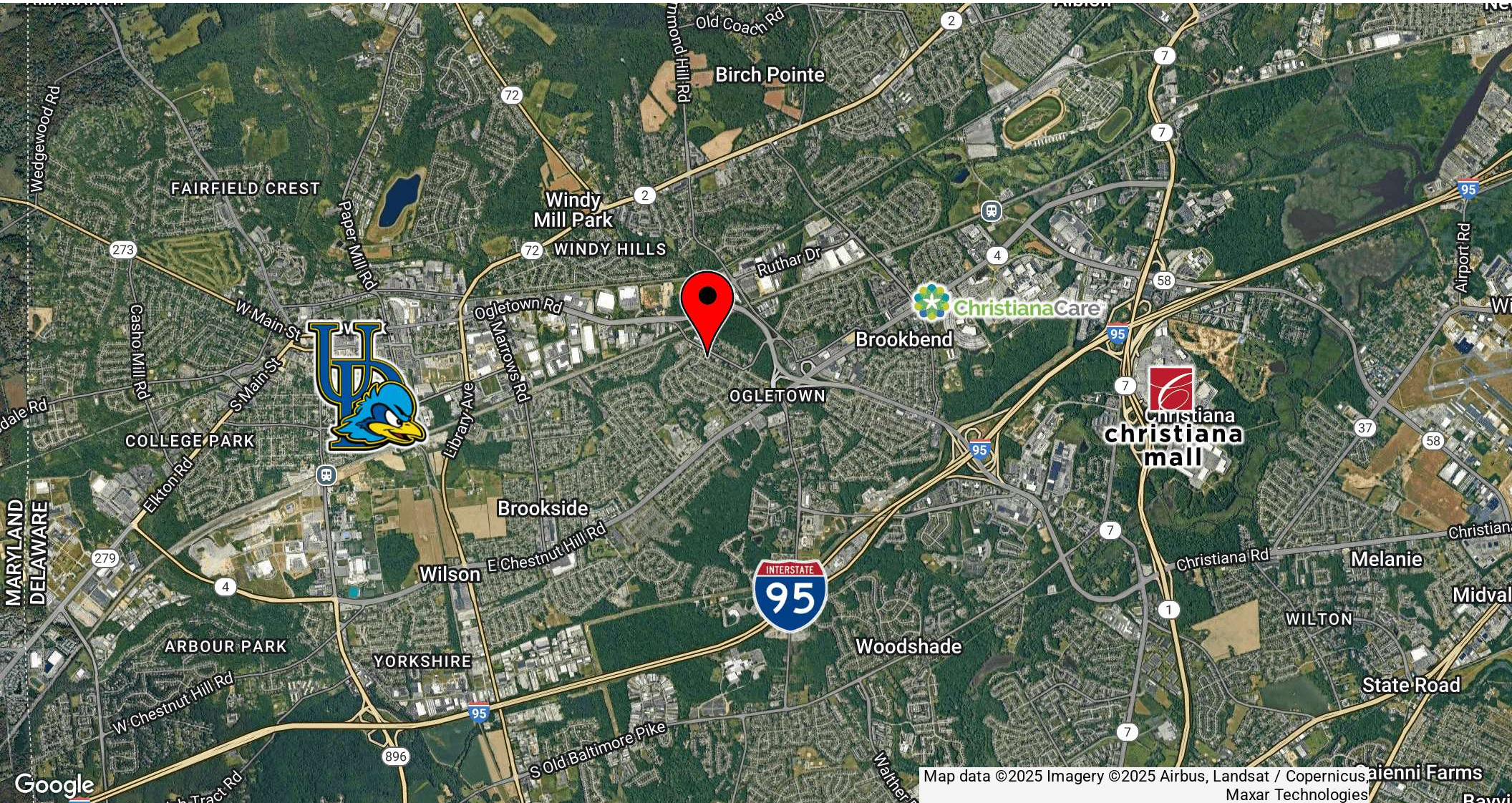
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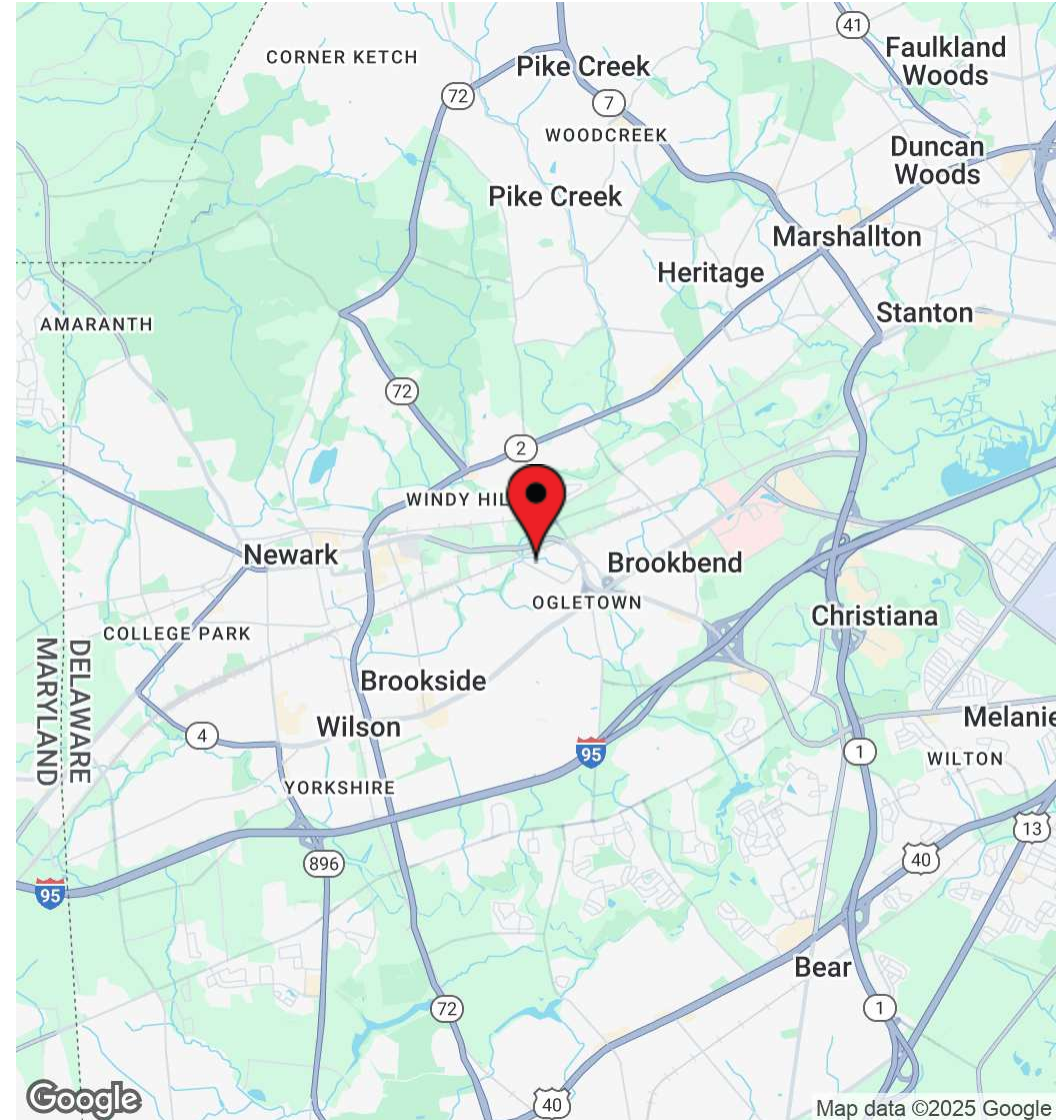




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