




Duck Creek


BUSINESS CAMPUS

5806 DUPONT PARKWAY, SMYRNA, DE

70K-133K SF
FLEX SPACE
AVAILABLE ON A 211-ACRE
CAMPUS
FOR A VARIETY OF
USER REQUIREMENTS
READY Q2 2023



**133,000 SF EXPANSION
BUILDING AVAILABLE
Q2 2023**



**70,000 SF EXPANSION
BUILDING AVAILABLE
Q2 2023**

Duck Creek

BUSINESS CAMPUS

Offering versatility, flexibility, and prime location, Duck Creek offers unbound opportunity in the heart of Delaware. With a newly constructed, fully leased 70,000 SF Class A flex space, and 70,000 SF and 133,000 SF expansion buildings breaking ground, no other Delaware campus is primed for a such a variety of tenants across industries. Truly flexible, with unmatched potential for growth, build-to-suit lots of all sizes on the sprawling 211-acre campus allow a customizable opportunity for industrial, warehouse, medical, life sciences, and office users. Conveniently located in Smyrna, Duck Creek offers easy access to major roadways and metropolitan areas, as well as numerous nearby amenities.

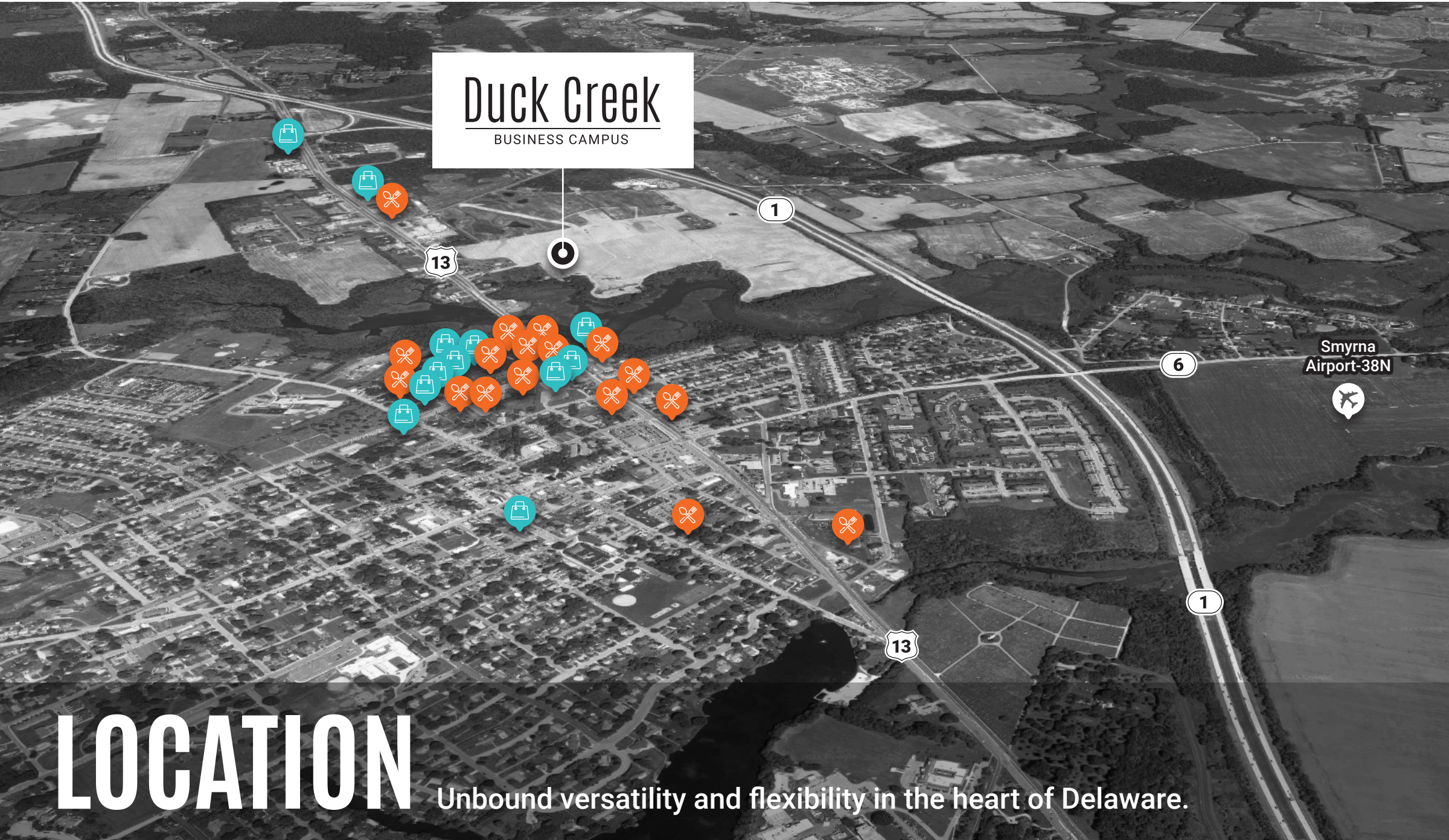
FLEX

- 211-acre professional business campus
- 70,000 SF Class A expansion building to be completed Q2 2023
 - 20 dock level height doors
 - 7 drive-in doors
 - New ESFR sprinkler system
- 133,000 SF Class A expansion building to be completed Q2 2023
 - 46 dock level height doors
- New construction
- Clear height: 28'6" – 31'2" to joist bearings
- Ample on-site parking with 112 parking spaces
- Well-capitalized ownership: KRM Development Corporation
- Close proximity to major roadways, including DE Route 1, Route 13, and I-95



Duck Creek

BUSINESS CAMPUS



LOCATION

Unbound versatility and flexibility in the heart of Delaware.

AMENITIES



FOOD AND DRINK

Brick Works Brewing and Eats
Bridge Way Family Restaurant
Canton House
Dari Kabab & Gyro
Domino's Pizza
Dunkin'
Golden Bowl Restaurant
KFC
Main Street Market
McDonald's
Pats Select Pizza | Grill
Pizza Hut
Rita's Italian Ice & Frozen Custard
Royal Farms
Subway
Trevi Ristorante
Wawa
Wayback Burgers
Wendy's



SHOPPING & NECESSITIES

ACME Markets
Advance Auto Parts
Citizens Bank
Goodwill
Homestead Gardens
Living Well Natural Health
Reba's Liquors
Rite Aid Pharmacy
Roses Express
Shell
Smyrna's Family Barbershop
USPS
Valero

TRANSPORTATION

Route 1
Route 13
Smyrna Airport-38N



DRIVE TIMES

47

minutes to **Wilmington**

60

minutes to **Philadelphia International Airport**

90

minutes to **Philadelphia**

90

minutes to **Baltimore**

2

hours to **Washington, DC**

3

hours to **New York City**

Jamie Vari

Executive Vice President

+1 302 356 2862

jamie.vari@am.jll.com

JLL | Jones Lang LaSalle Brokerage, Inc.

1011 Centre Road, Suite 117

Wilmington, DE 19805

+1 302 356 2858

