

NAI Emory Hill

Interchange Business Park

Newark, DE, 19711

Interchange Business Park in Newark, Delaware, is a well-located industrial and commercial park just 1.5 miles from I-95. The park features a mix of masonry and steel buildings with ample loading docks, high ceilings, and 3-phase power, making it ideal for distribution, logistics, and service-oriented businesses.

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Interchange Business Park

Current Availabilities

Up to 13,544 +/- SF
Available for Sublease
in Building 700 (Not Contiguous)

Available Q1 2026

2

707-708 Interchange | 8,488 SF

1

702 Interchange | 5,056 SF

📍 10 Corporate Circle, Ste 100, New Castle, DE 19720

☎ 302 322 9500

🌐 naiemoryhill.com

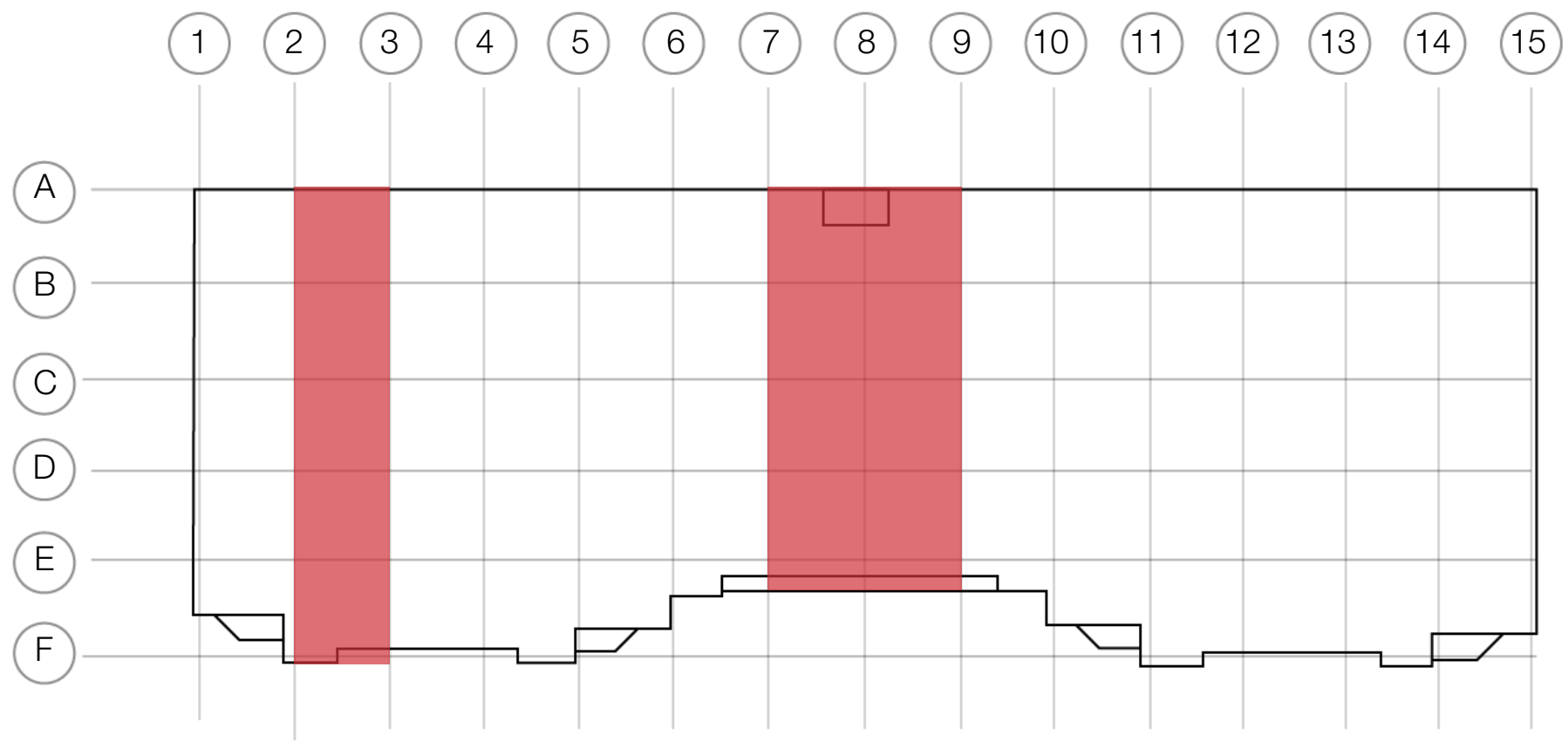
Interchange Business Park

Newark, DE

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700 Building



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1 702 Interchange

Available: 5,056 +/- SF

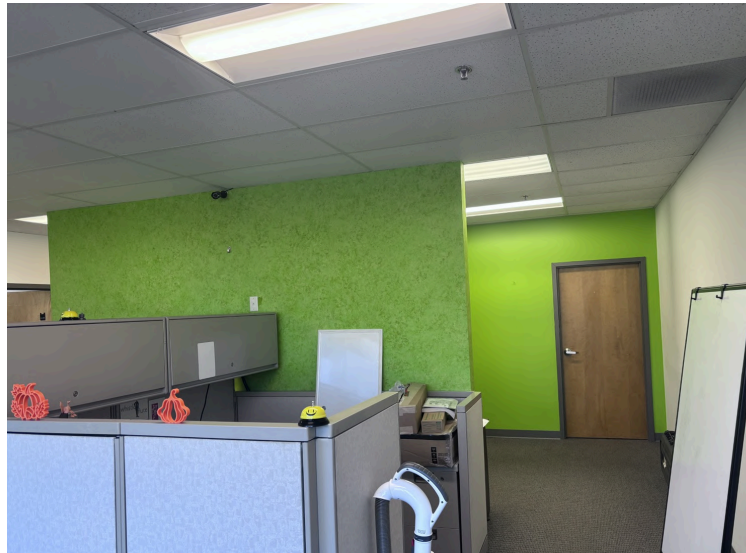
Lease Rate: Call for Pricing

Available: Q1 2026

Sublease Term: Through 10/31/2032

Space Highlights

- 3,250 SF warehouse
- 1,800 SF office
- ADA compliant restrooms
- Large break room
- One dock door
- Existing racking available



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2

707-708 Interchange

Available: 8,488 +/- SF

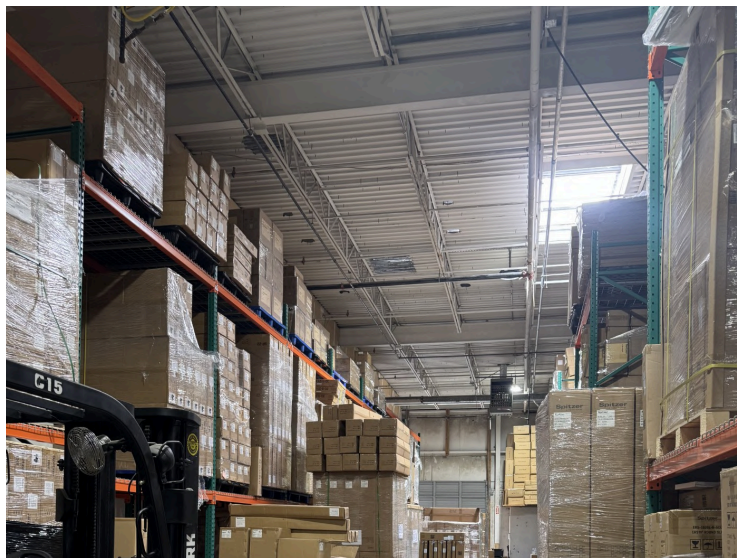
Lease Rate: Call for Pricing

Available: Q1 2026

Sublease Term: Through 10/31/2032

Space Highlights

- 1,000 SF +/- of office
- 7,488 +/- SF of warehouse
- One loading dock and one drive-in
- Power: 400 Amps, 240v and 3-phase
- Existing racking available
 - 6' high quality steel
- Warehouse ceiling height: 22' clear



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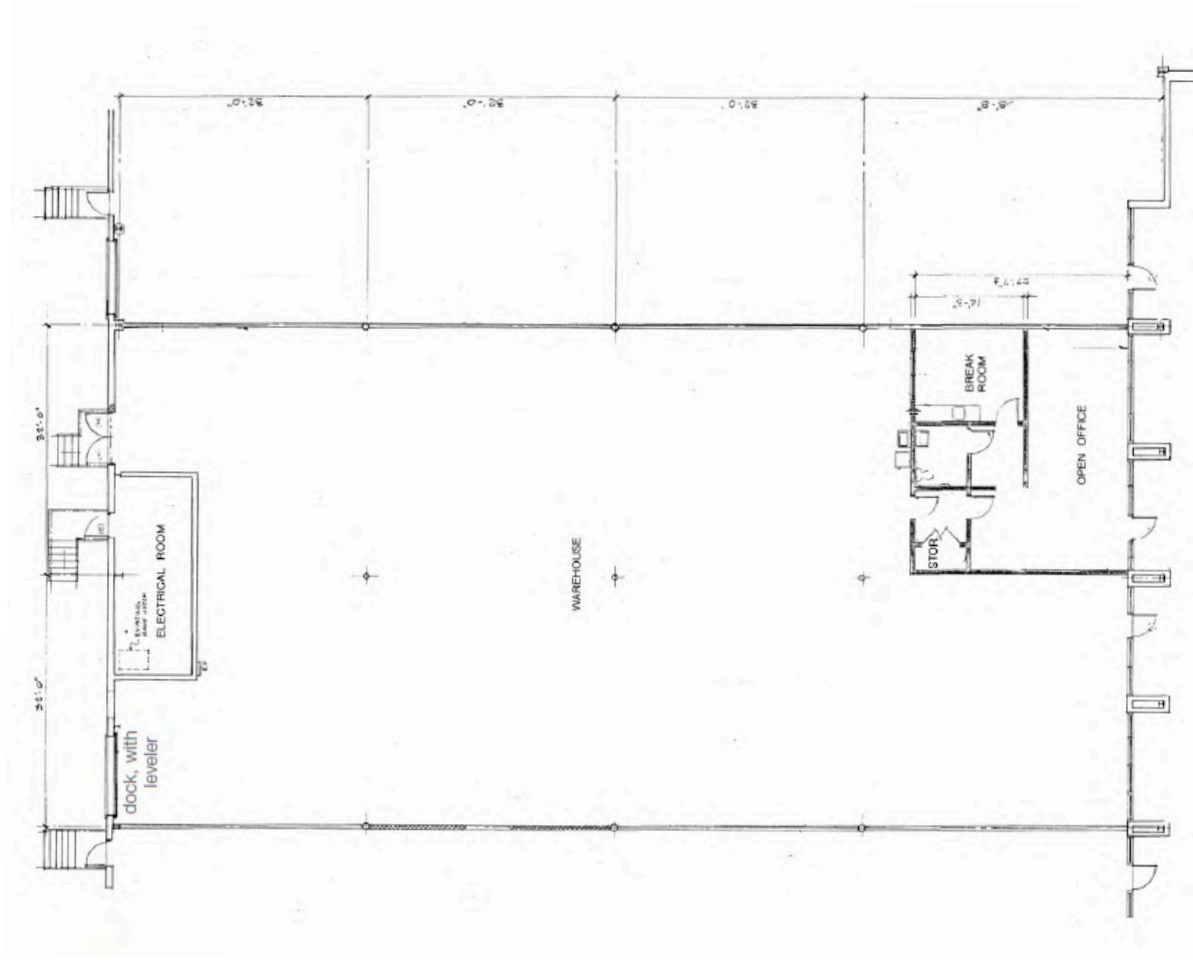
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2 707-708 Interchange



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Location Advantages

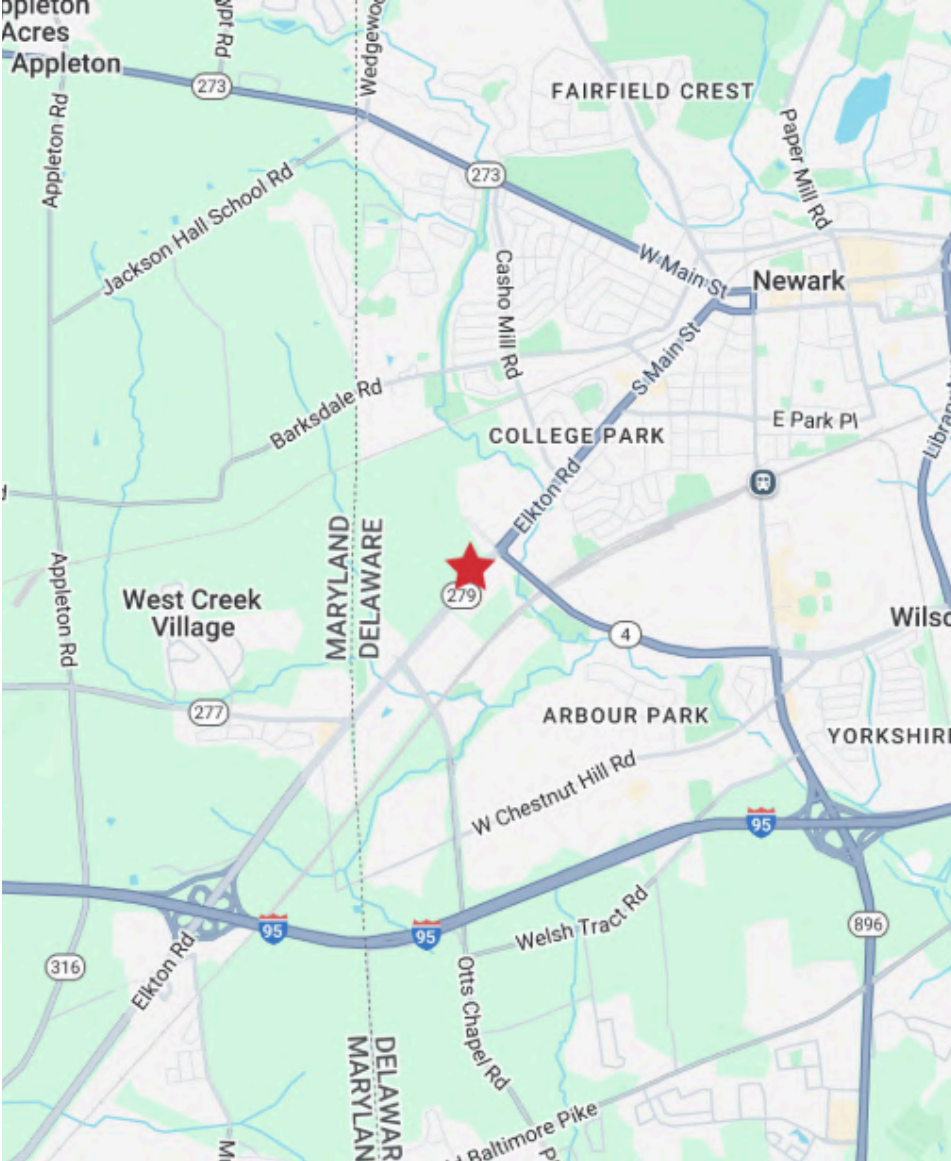
Interchange Business Park occupies a strategic position just off Elkton Road in Newark, Delaware, providing immediate access to I-95 (about 1.5 miles away) and strong regional connectivity. The park’s mix of masonry and steel buildings, high ceiling heights, generous loading capabilities, and available outside storage space make it well suited for logistics, distribution, and light industrial uses. Its proximity to the University of Delaware, major highways, and the Maryland/Delaware border further enhances its appeal for businesses seeking both regional reach and local workforce access.

Driving Distances

| | |
|----------------|-----------|
| Wilmington CBD | ~12 miles |
| Philadelphia | ~45 miles |
| Baltimore | ~70 miles |

Demographics

| | 1 mile | 3 miles | 5 miles |
|----------------------|--------|---------|---------|
| Population | 6,362 | 53,581 | 113,965 |
| Workforce Population | 6,115 | 59,682 | 119,517 |



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