

INDUSTRIAL/FLEX PROPERTY
FOR LEASE

119 PATRIOT DR, MIDDLETOWN, DE



OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (3.98NNN)
Building Size:	10,690 SF
Available SF:	1,814 - 5,500 SF
Clear Height:	17' - 21'
Overhead door:	10"w x 12"h
Electric:	120/208 3 phase 200 amp service per unit

PROPERTY OVERVIEW

Leased spaces include a small, HVAC-conditioned office, an ADA restroom, and a mop sink. Additional buildout and turnkey delivery available, subject to negotiation and creditworthiness.

SPACES	LEASE RATE	SPACE SIZE
D	\$13.50 SF/yr	1,814 - 5,500 SF

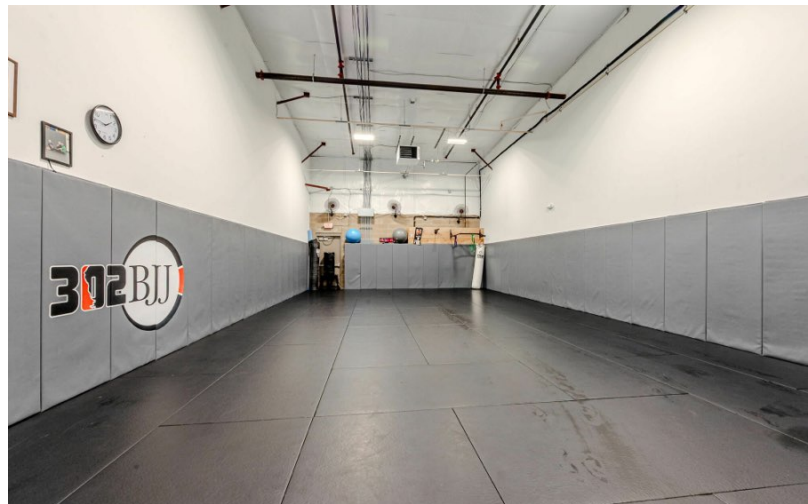
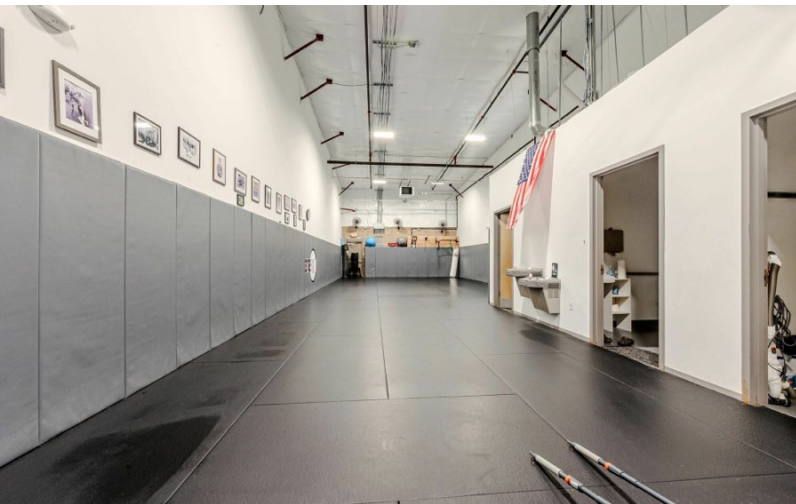
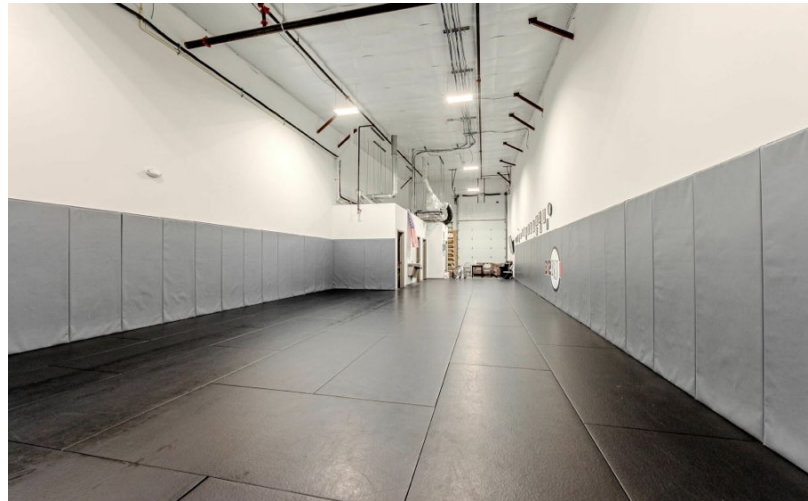
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Maxar Technologies

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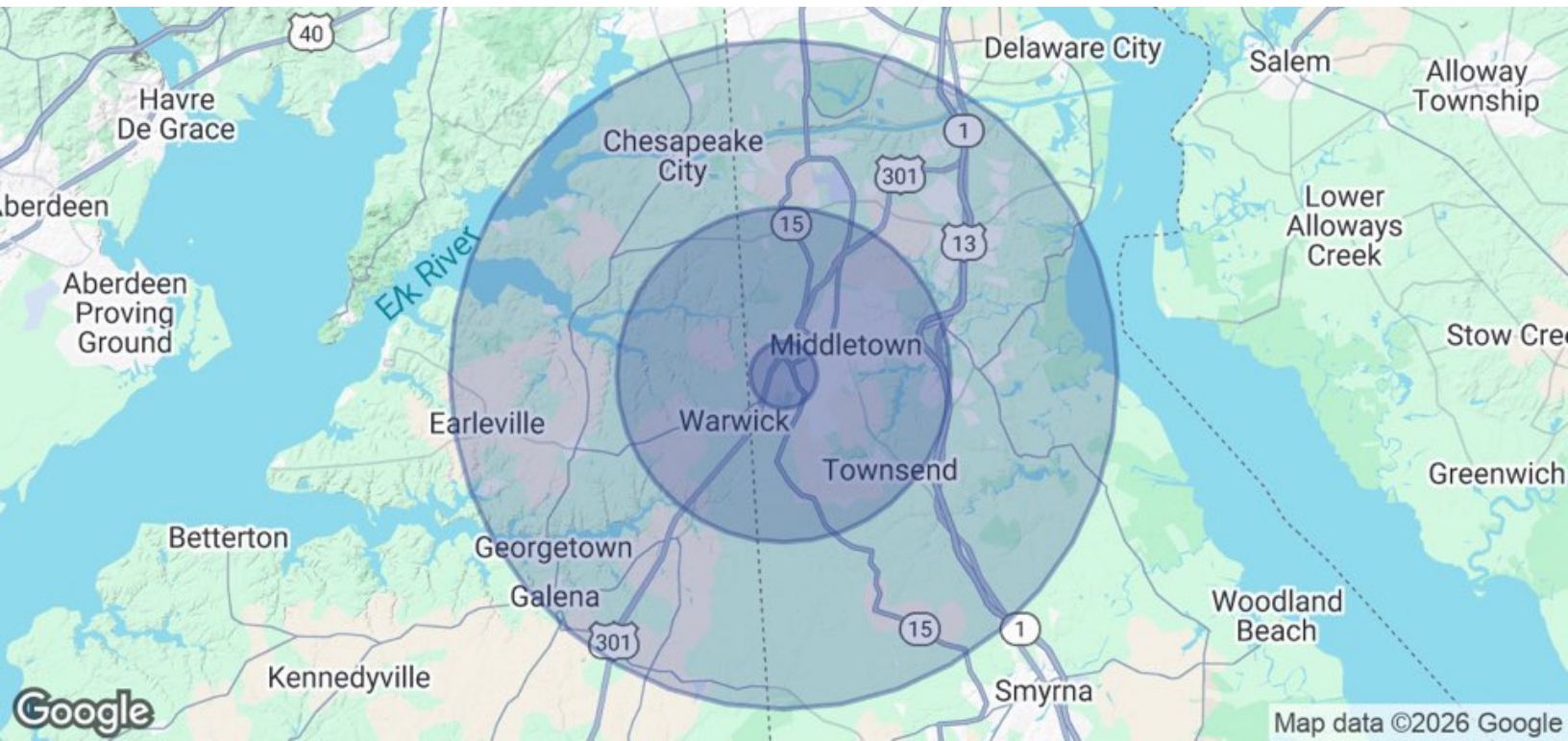
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	438	37,766	87,752
Average Age	43	39	40
Average Age (Male)	41	37	39
Average Age (Female)	44	40	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	177	12,680	29,908
# of Persons per HH	2.5	3	2.9
Average HH Income	\$98,943	\$129,555	\$138,940
Average House Value	\$433,501	\$457,879	\$476,845

Demographics data derived from AlphaMap

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