

INDUSTRIAL OR  
REDEVELOPMENT PROPERTY  
FOR SALE

# 601 GARASCHESS LANE

Wilmington, DE 19801

**9.0 +/- ACRES INDUSTRIAL  
LAND AVAILABLE FOR SALE**

CHRIS MOORE, CCIM  
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# 601 GARASCHEs LANE

Wilmington, DE 19801



## PROPERTY DESCRIPTION

9.0 +/- acres available at 601 Garasches Lane in Wilmington, DE. The property offers easy access to I-95, I-495, and Route 13, allowing for strong regional connectivity. Located in an area experiencing continued growth and investment, with nearby destinations such as the Chase Fieldhouse and other emerging attractions driving activity and demand. Ideal for commercial, industrial, or development opportunities (subject to zoning), this site provides additional scale for users or developers in a well-connected New Castle County location.

## PROPERTY HIGHLIGHTS

- 601 Garasches Lane: 9.0 +/- acres. Convenient access to I-95, I-495, and Route 13
- Suitable for a variety of commercial, industrial uses or redevelopment
- Zoned 26M-1 (Light Manufacturing), allowing for a range of uses including warehouse/distribution, flex industrial, contractor yards, light assembly, or redevelopment for commercial or mixed-use concepts

## OFFERING SUMMARY

Sale Price:	\$9,900,000
Lot Size:	9 +/- Acres
Building Size:	11,100 +/- SF

## USE AND REDEVELOPMENT

A large parcel that could support a business or research park, with the potential for rezoning to accommodate a mixed-use residential.

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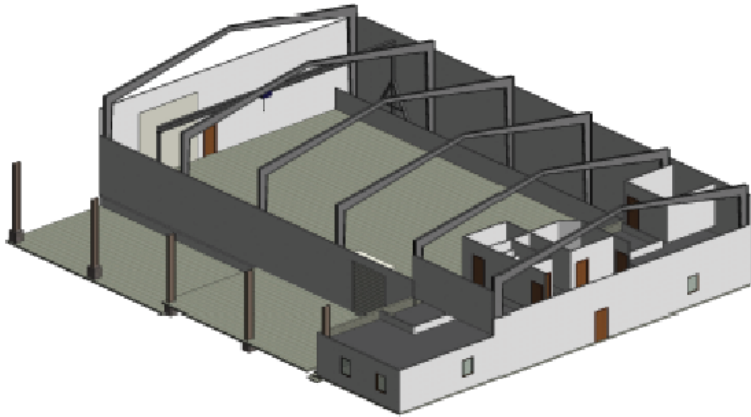
## RIGHT USES PERMITTED UNDER CURRENT M-1 ZONING

1. Light manufacturing, processing, fabrication or repair, operated in conformance with standards or external effects
2. Wholesale sales or warehousing or storage of commodities, except explosives or highly flammable materials, other than a junk yard
3. Office, only as an accessory to another permitted use
4. Retail store or shop for performance of personal services
5. Restaurant/lunchrooms
6. Public utility and public service uses including bus, truck or railroad terminal or station, fire station, police station, electric substation, water tower, reservoir, and water or sewer treatment plant. Shall not include incinerators
7. And many more uses

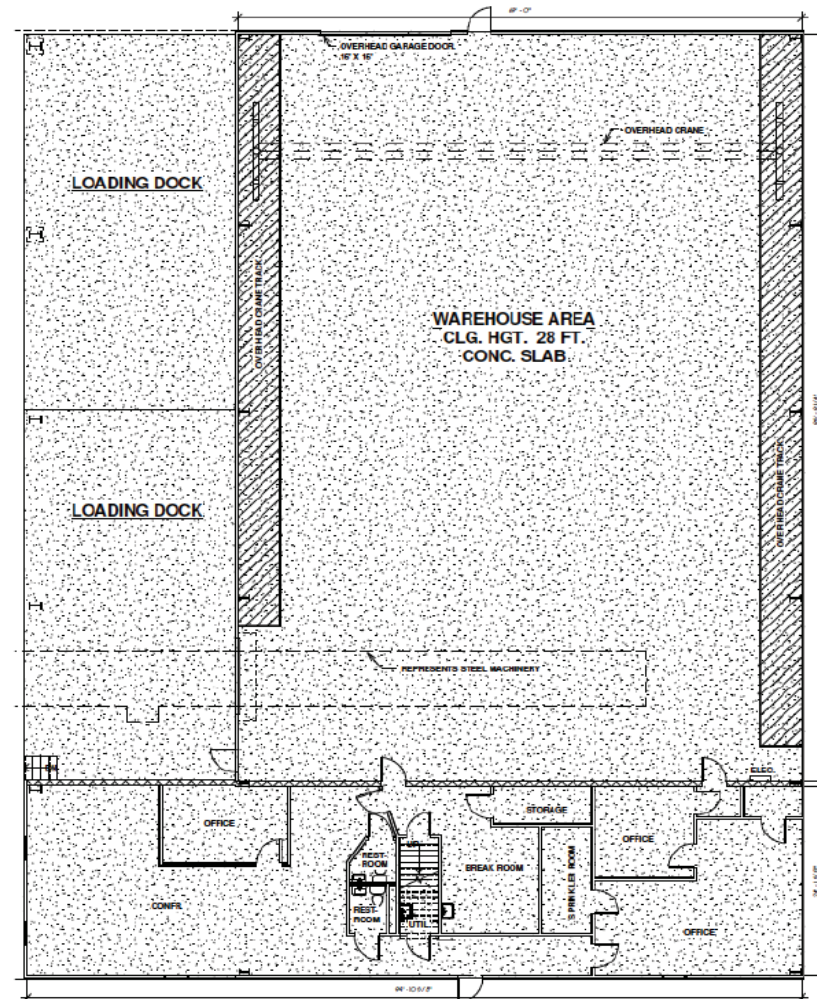
## MORE USES ARE ALLOWED IF YOU REZONE THE LAND TO W-4

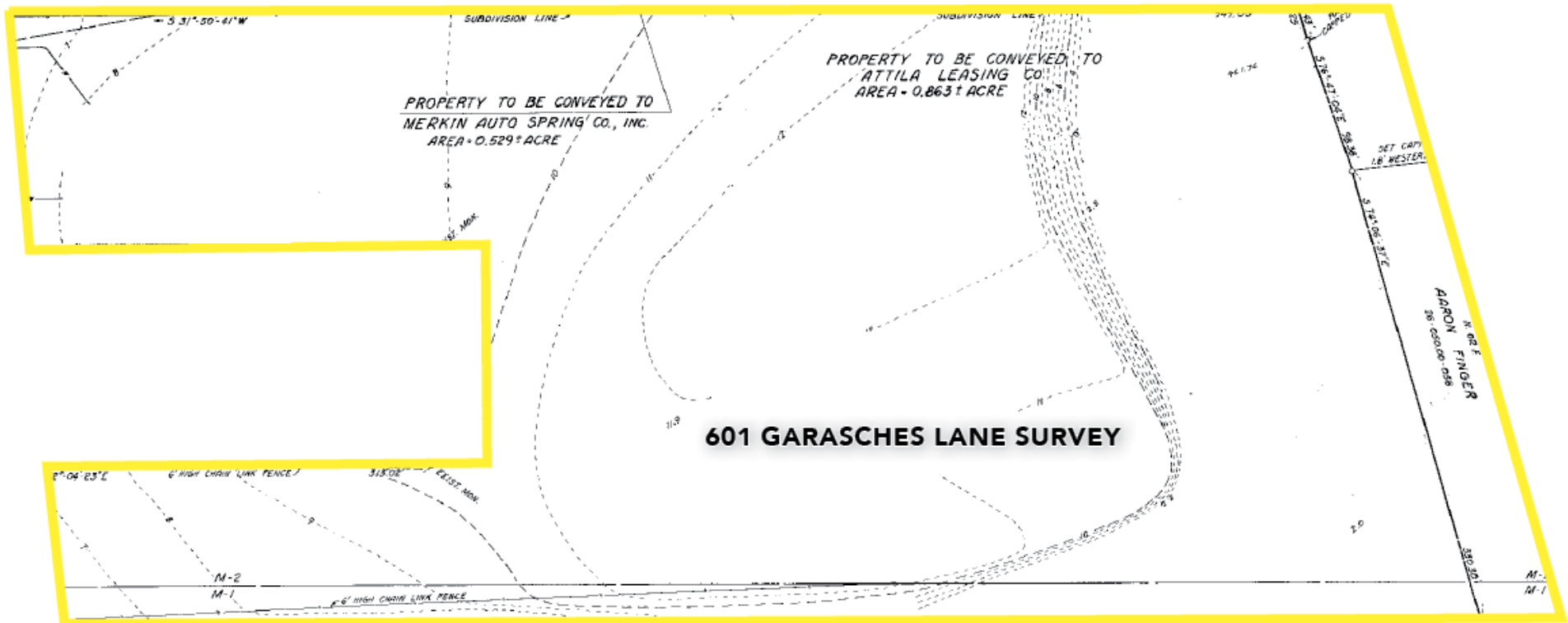
1. Single-family/multi-family excluding detached housing
2. Library, museum gallery
3. Private school, public school, private club or lodge
4. Office, bank or other financial institution
5. Retail store and service
6. Hotel or Motel
7. Commercial recreation, not including amusement game machines or arcades
8. Indoor theater for the performing arts
9. Restaurants/lunchrooms
10. Family day care homes, group day care homes, day care centers
11. Bed and Breakfast

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**11,100 +/- SF BUILDING**  
**HIGH-BAY SPACE**





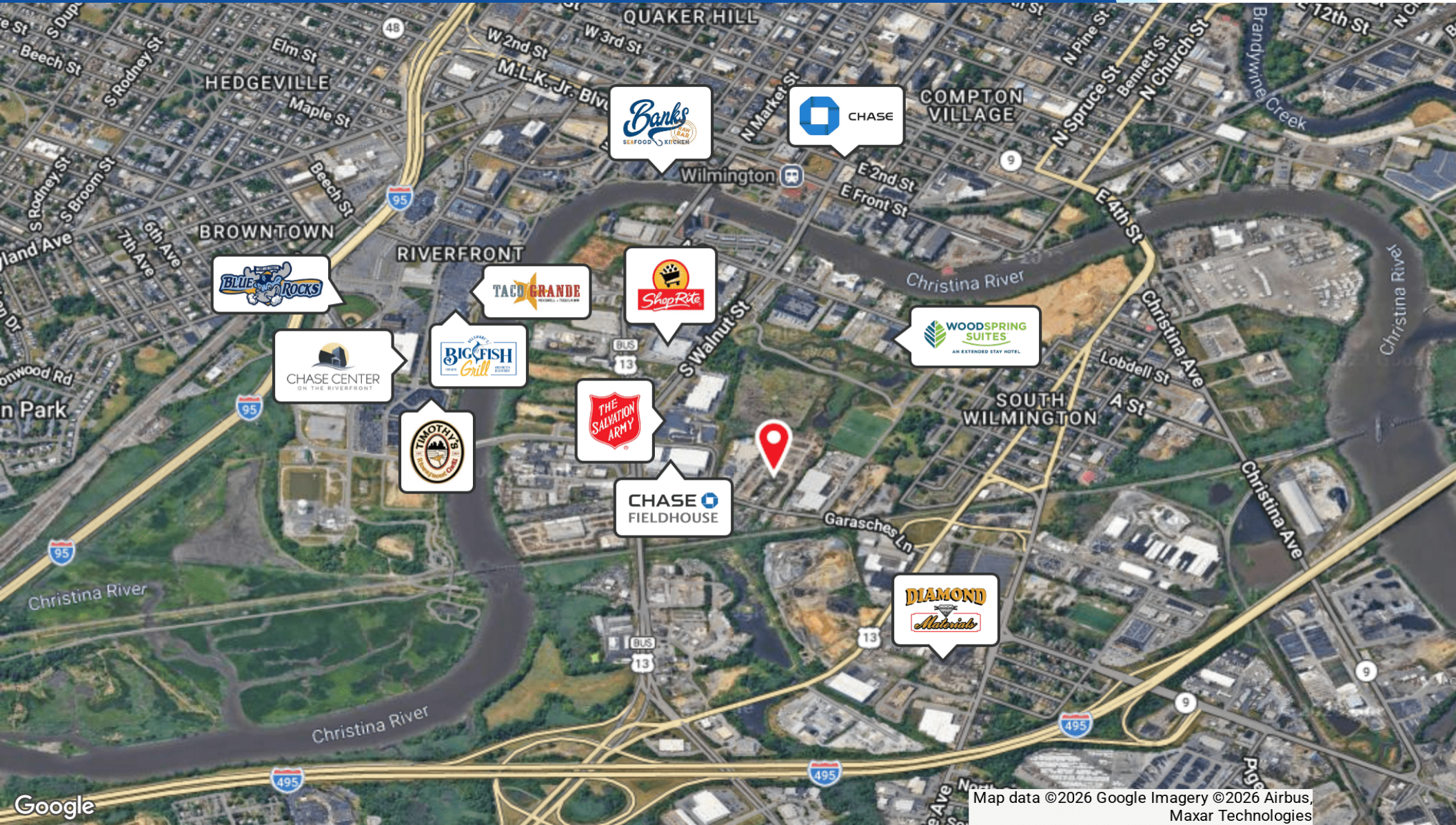
**601 GARASCHES LANE WETLAND DELINEATION MAP**



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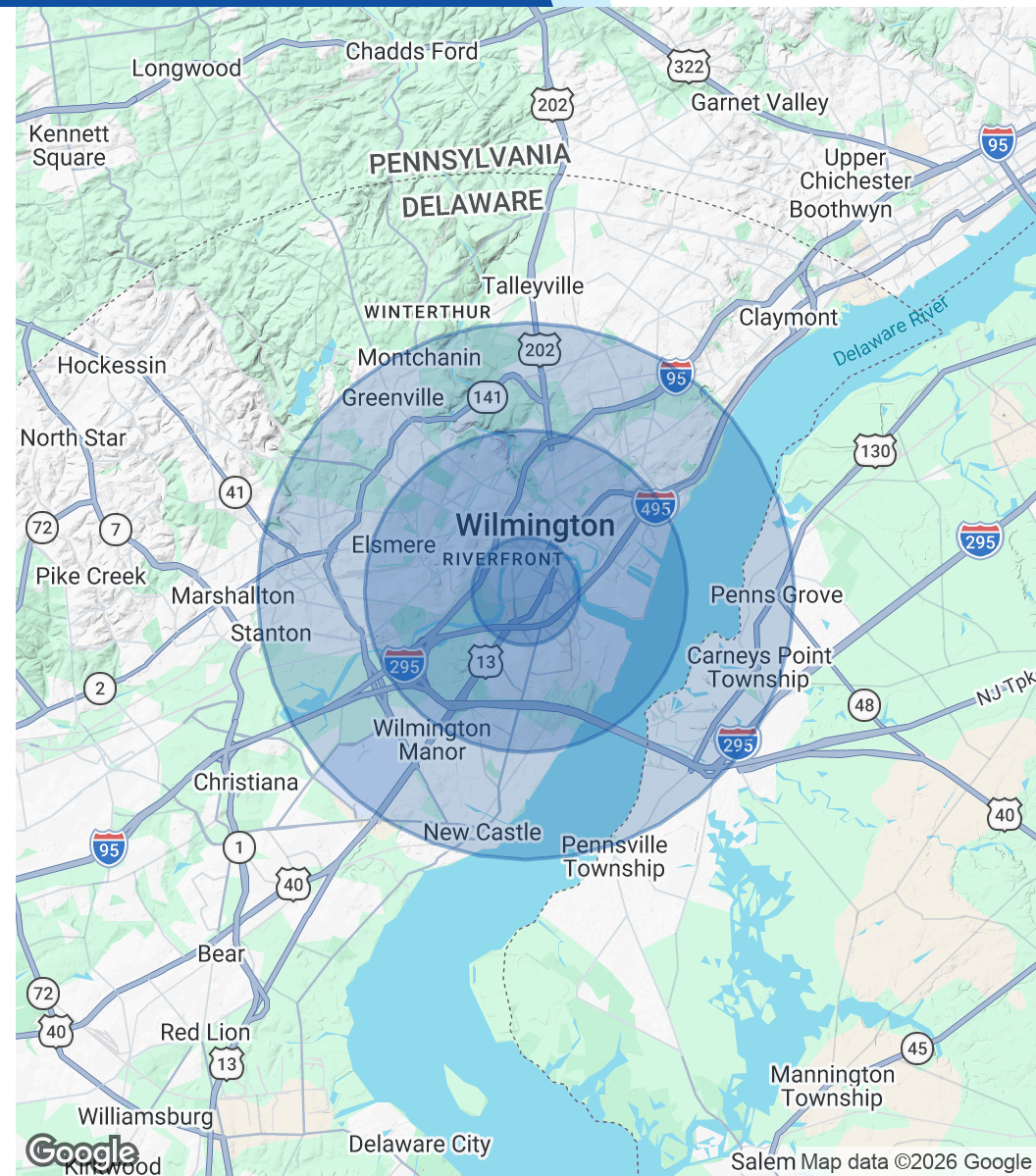


POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	7,797	109,006	183,489
<b>Average Age</b>	34.8	38.6	40.2
<b>Average Age (Male)</b>	32.7	36.7	38.1
<b>Average Age (Female)</b>	37.1	40.1	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	3,765	46,725	77,388
<b># of Persons per HH</b>	2.1	2.3	2.4
<b>Average HH Income</b>	\$78,642	\$85,250	\$98,870
<b>Average House Value</b>	\$193,714	\$243,254	\$292,937

2023 American Community Survey (ACS)



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