

FLEX INDUSTRIAL SPACE  
FOR LEASE

# 1300 FIRST STATE BLVD (SUITES C, D & E)

Wilmington, DE 19804

ZACH REMPFER

Sales & Leasing

O: 302.414.1000 | C: 302.250.1425

zach@LMTCRE.com



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## PROPERTY DESCRIPTION

Flex industrial space for lease located in First State Industrial Park in Stanton, DE, featuring approximately 2,500 +/- square feet of built-out office space. The office area includes three private offices, a break room, and two private bathrooms. The warehouse/flex space offers two 12' drive-in loading doors and is designed with approximately 75% open space and 25% private rooms. Additional amenities include two more private bathrooms and a conference room.

## PROPERTY HIGHLIGHTS

- 18' Potential Clear Height in Flex/Warehouse
- Natural Gas Heat
- Conveniently located on Route 4 between Stanton and Newport and close to Rt. 141, I95, I295, I495, Rt. 1 and Rt. 13

## OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (NNN)
Available SF:	7,047 +/- SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,714	24,850	83,894
Total Population	4,241	61,921	208,660
Average HH Income	\$81,722	\$93,092	\$94,850

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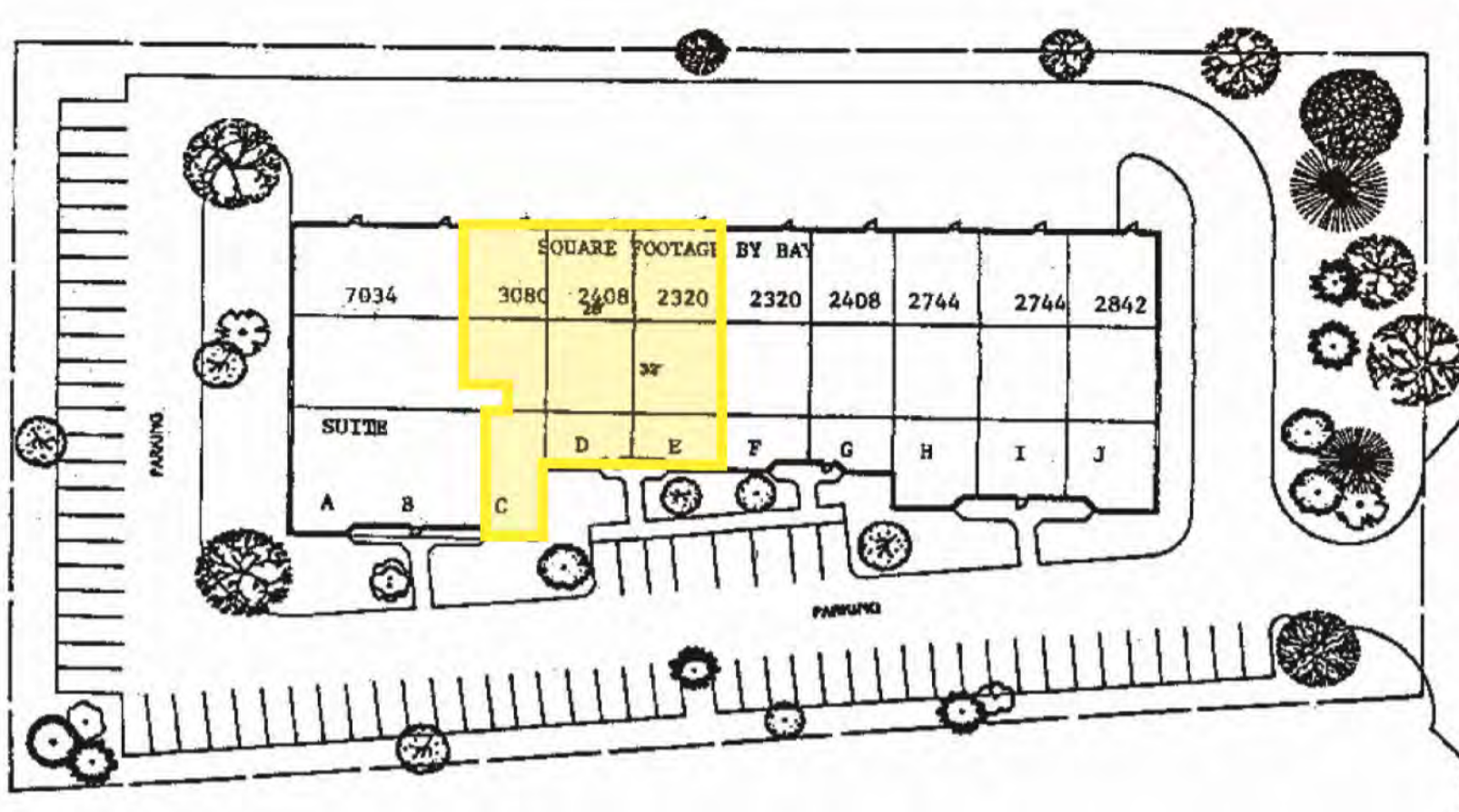
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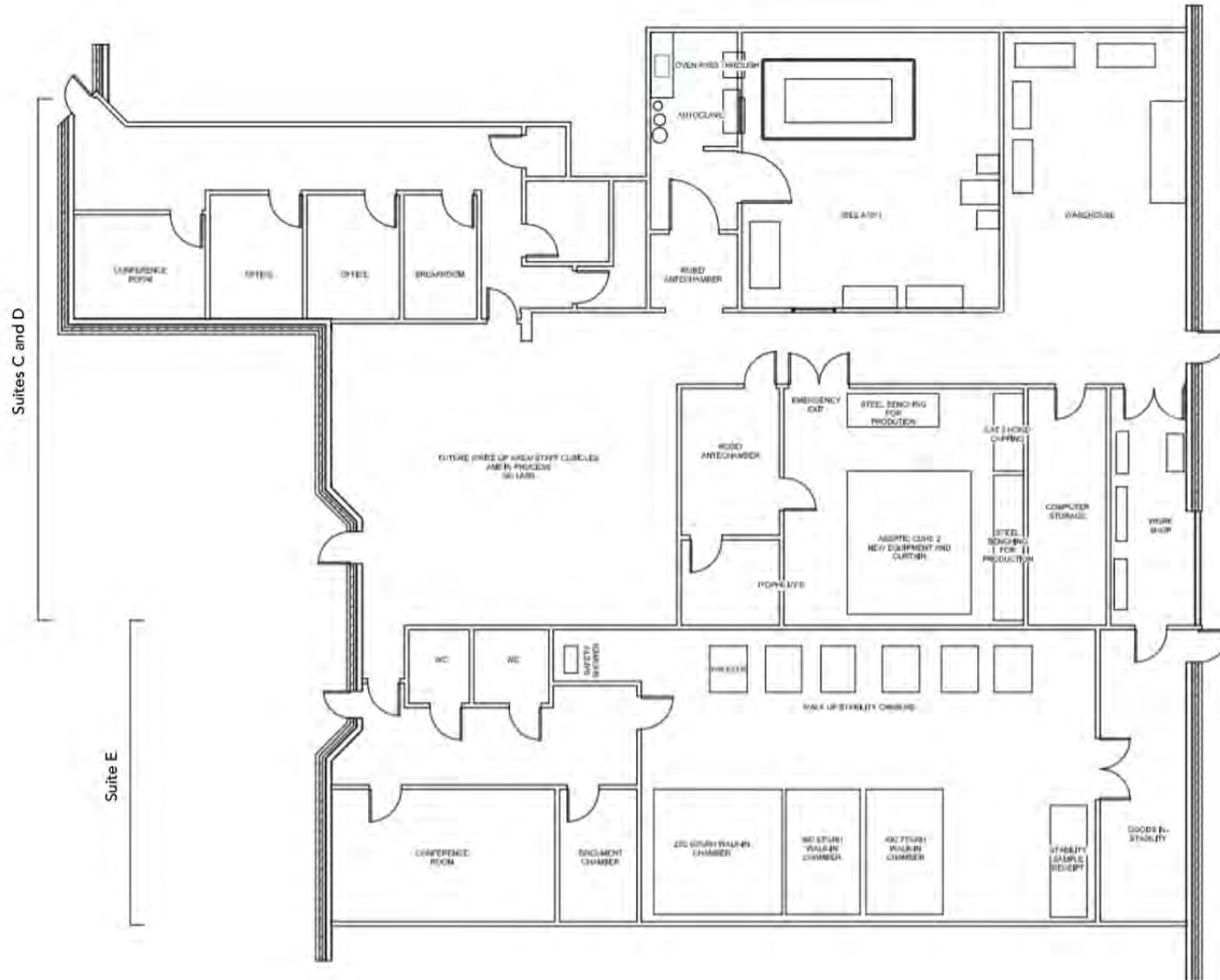
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,241	61,921	208,660
Average Age	42	42	41
Average Age (Male)	40	40	39
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,714	24,850	83,894
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$81,722	\$93,092	\$94,850
Average House Value	\$262,893	\$301,827	\$322,817

Demographics data derived from AlphaMap

