



FUNCTIONAL AND FLEXIBLE LEASING OPPORTUNITY

Industrial/Flex Space Available in Newark, DE



THE OPPORTUNITY

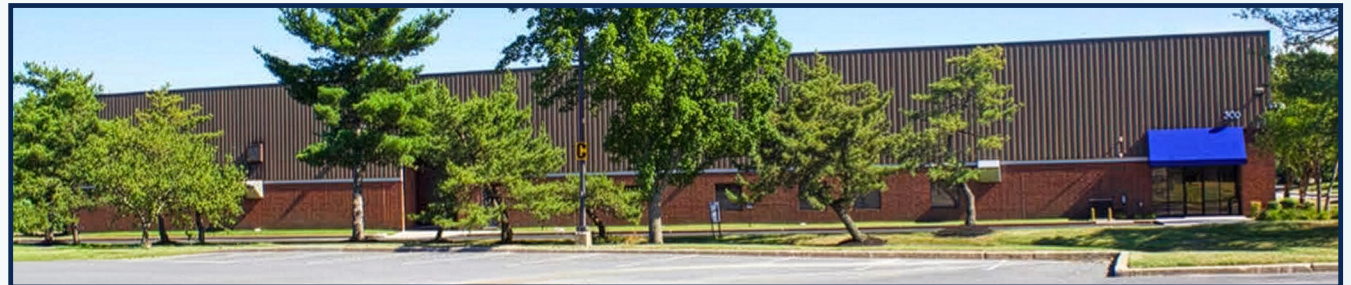
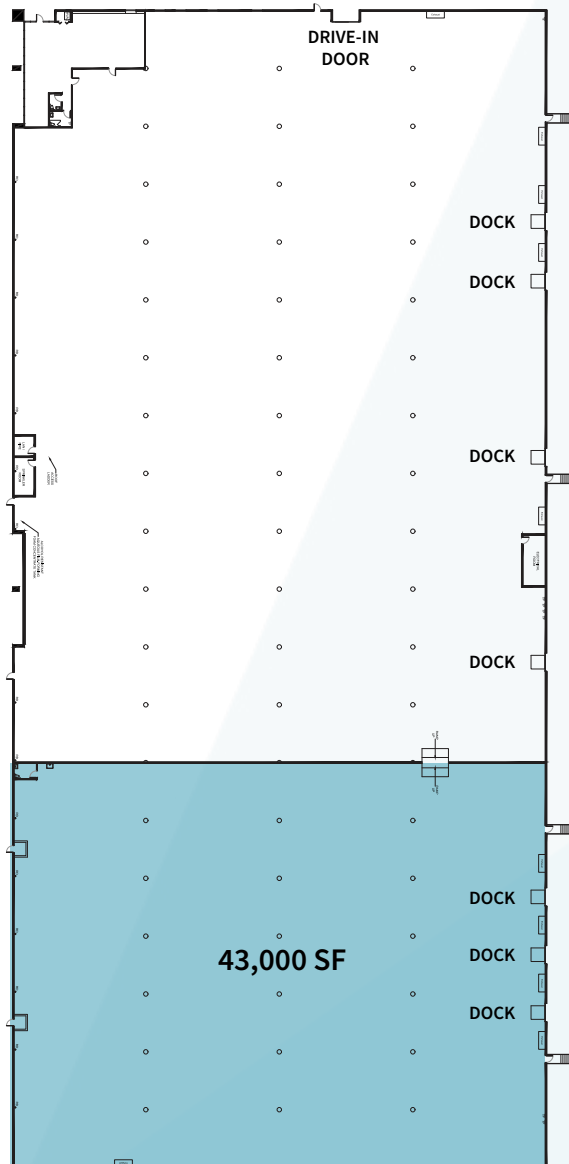
Strategically located in Newark and in close proximity to University of Delaware's main campus, 300 White Clay Center is ideally positioned for recruiting and retaining top talent.



- 43,000 SF industrial
- 22' - 24' high ceilings
- 8 loading docks with sealers and pull-chain levelers
- 1 drive-in door
- 25' x 60' column spacing
- 2,000 SF of office space

- Fully monitored fire suppression system throughout (combination of wet and foam systems)
- Propane heating
- 1600 Amp, 3 Phase electrical system
- Quality masonry and steel construction with metal clad roof

AVAILABILITY



FRONT EXTERIOR



LOADING DOCKS



INTERIOR



ACCESSIBILITY

University of Delaware	6 minute drive
Downtown Newark	7 minute drive
Maryland state border	12 minute drive
Wilmington	20 minute drive
Philadelphia International Airport	38 minute drive
Downtown Philadelphia	60 minute drive



TOP TALENT

2 MILES

- **43,513** population
- **33** median age
- **\$77K** average household income

5 MILES

- **182,609** population
- **37** median age
- **\$95K** average household income

10 MILES

- **432,916** population
- **38** median age
- **\$101K** average household income

42%

**of population
holds a higher
education degree**

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