



101 N. Gray Avenue
Wilmington, DE 19805

FLEX/OFFICE

**FOR
SALE**



PROPERTY & AREA OVERVIEW

Free standing, masonry construction +/- 4,708 SF commercial office flex building with "A" frame truss/shingle roof system. Ample windows offering natural light and building is well maintained with a clean interior. With a new shingle roof and new gas HVAC system the property is ideal for an owner user since the property is leased to a credit rated company. Parking can accommodate 5-6 vehicles (stacked). Conveniently located on the west side of Wilmington, DE off

Lancaster Avenue (RT 48) and Gray Avenue with easy access to the I-95 Interchange. The property is also close to Centre Road (RT 141) and Lancaster Pike providing easy access to Greenville, with abundant retail amenities, and with immediate proximity to the new Barely Mill Plaza, a recent redevelopment with stores such as Wegmans, First Watch, and Christiana Care GoHealth Urgent Care.

PROPERTY DETAILS

- **Available (4,708 SF total):**
 - First Floor: 3,380 SF
 - 2,740 SF private offices, reception, kitchenette, work areas
 - 640 SF warehouse with drive-in door
 - Second Floor: 1,328 SF
 - 1,152 SF offices and conference room
 - 176 SF loft storage

- **Sale Price:** \$475,000 (\$101/SF)
- **Land Area:** 0.13 AC
- **Zoning:** Secondary Business Commercial Center (26C-2)

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Medori Commercial Realty, LLC

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AVAILABLE SPACE



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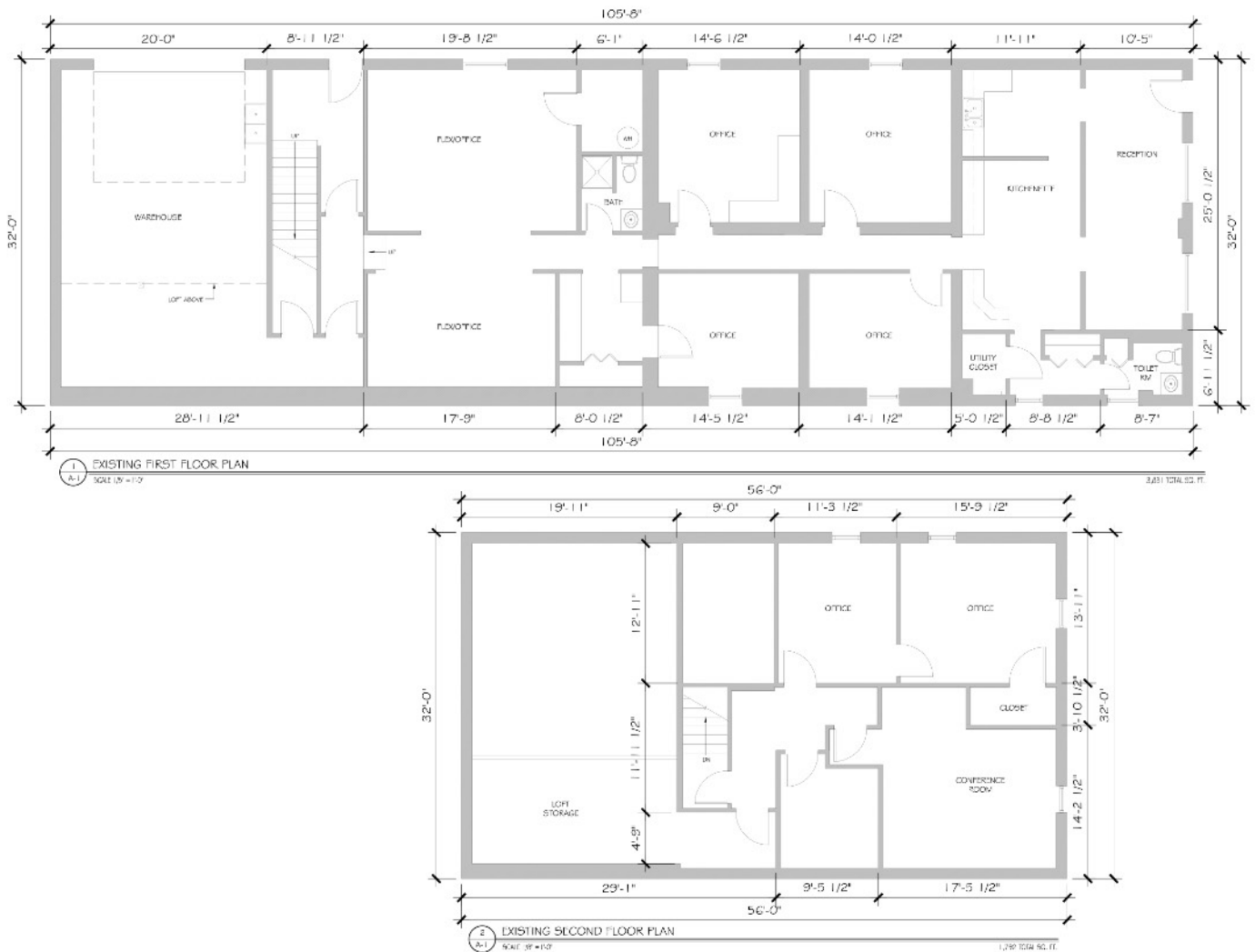
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FLOOR PLAN



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LOCATION MAP



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OFFICE GALLERY



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WAREHOUSE GALLERY



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