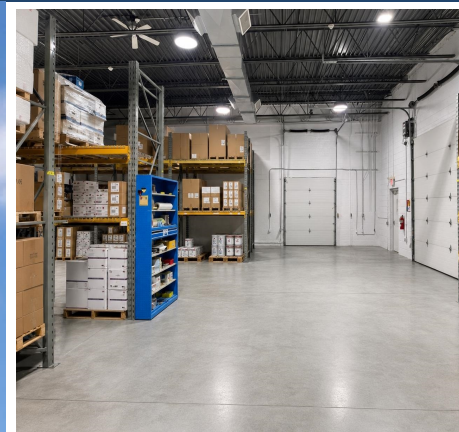


RARE 5,000 SF FULLY CONDITIONED FLEX BUILDING



FOR SALE | DUAL HVAC: 2 & 3 YEARS OLD | SPRINKLERED | DOCK + DRIVE-IN DOOR

107 Ruthar Drive
Newark, DE 19711

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DSM
COMMERCIAL

OFFERING SUMMARY

ADDRESS	107 Ruthar Drive Newark DE 19711
COUNTY	New Castle County
BUILDING SF	5,000 SF
LAND ACRES	0.75
YEAR BUILT	1995
# OF BATHROOMS	3

FINANCIAL SUMMARY

PRICE	\$1,125,000
PRICE PSF	\$225.00

Property Highlights

- ±5,000 SF freestanding flex/industrial building situated on ±0.75 acres in Newark's established Ruthar Drive commercial corridor. The property includes ±650 SF of office space, three restrooms, a kitchenette/breakroom and partial mezzanine storage.
- Rarely available, fully conditioned and sprinklered facility with separate HVAC systems serving the warehouse and office. The warehouse system is approximately three years old and the office system is approximately two years old. Additional features include a 19-foot ceiling height, one dock-high loading door and one 12' x 10' drive-in door.
- Strategically located near I-95 and Routes 273 and 7, providing convenient access throughout the Newark/Wilmington market. Well suited for warehouse, light manufacturing, distribution, contractor, service, showroom or flex office/warehouse users.



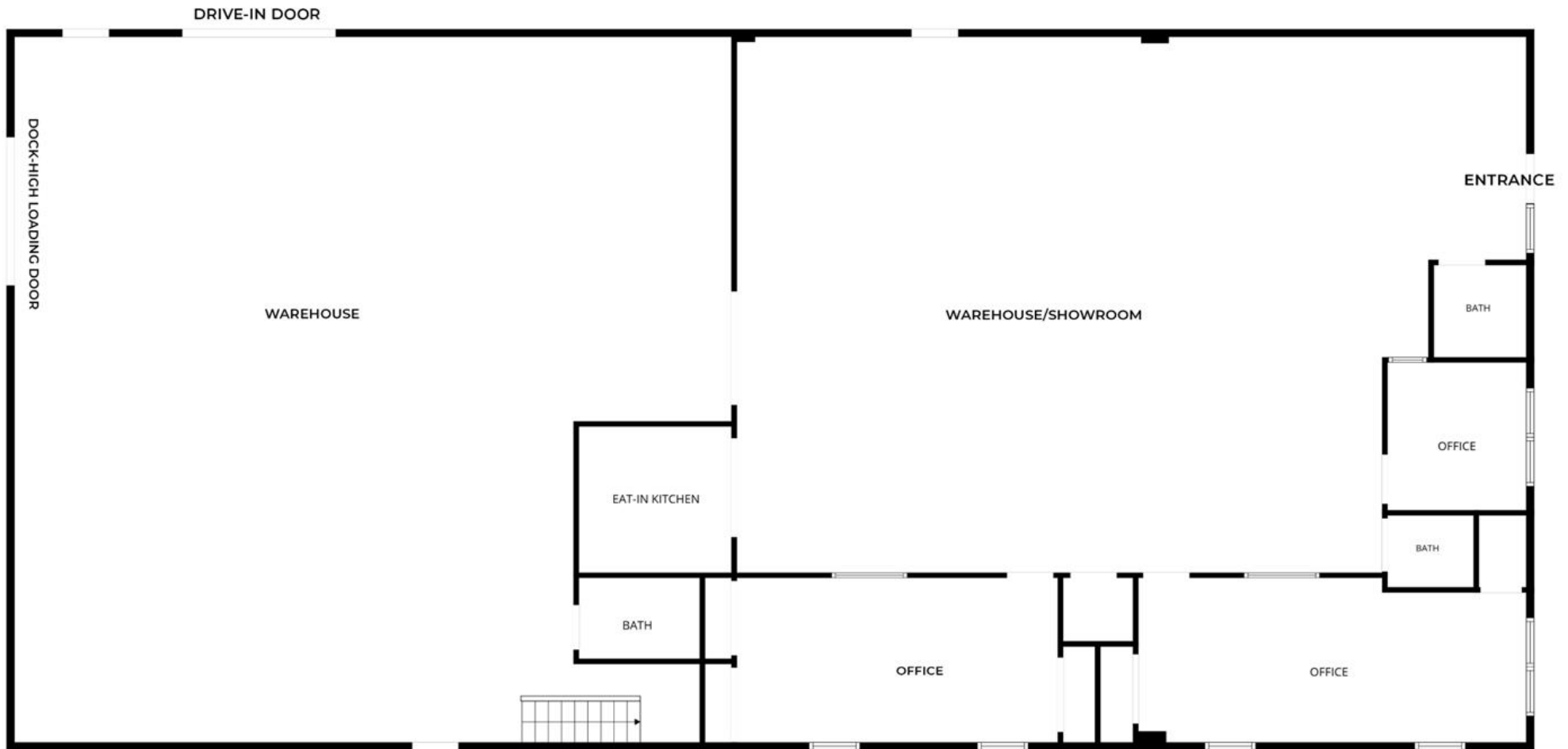
PROPERTY FEATURES

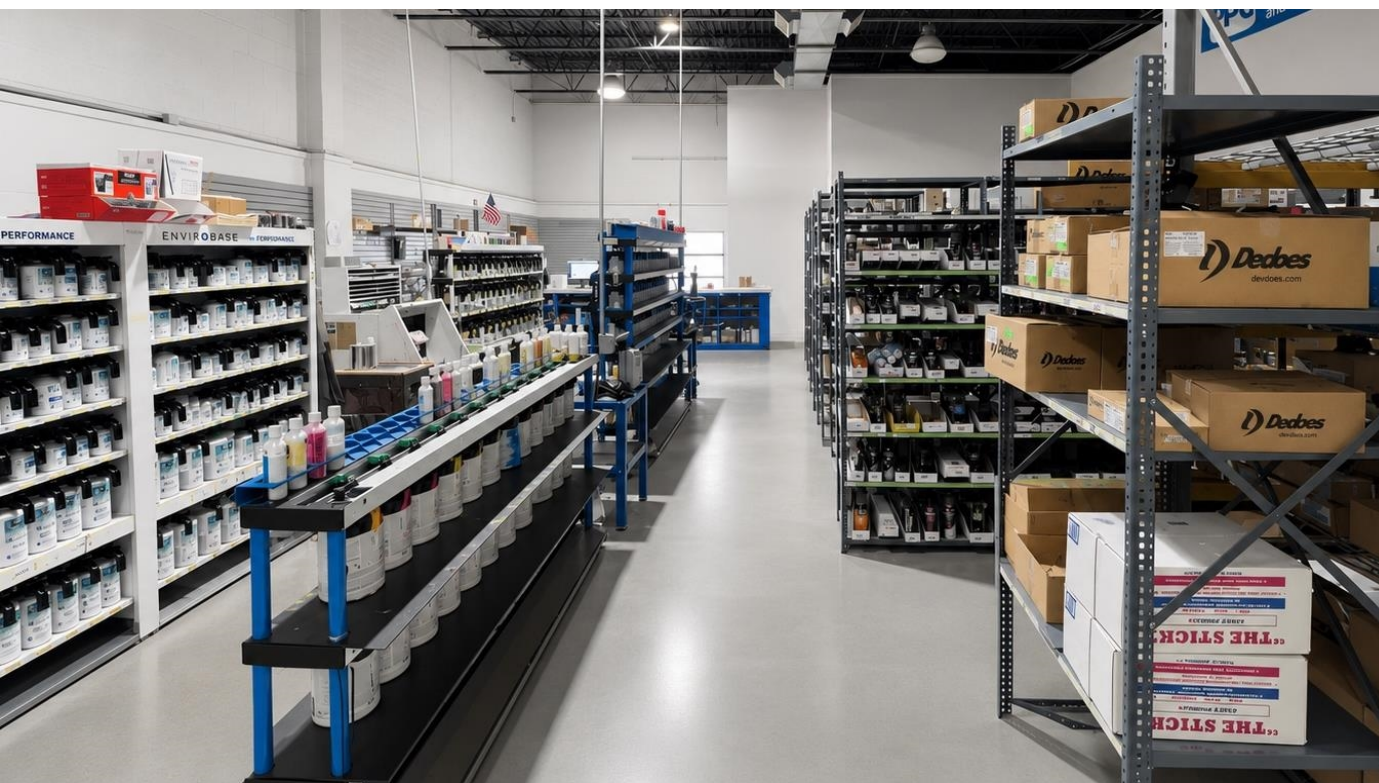
NUMBER OF UNITS	1
BUILDING SF	5,000
LAND ACRES	0.75
YEAR BUILT	1995
# OF BATHROOMS	3
ZONING TYPE	I (Industrial)
OFFICE SF	650
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	17
PARKING RATIO	3.8
CEILING HEIGHT	19'
DOCK HIGH DOORS	1
GRADE LEVEL DOORS	1 (12'x10')

MECHANICAL

HVAC	Fully Conditioned (two separate systems)
WAREHOUSE HVAC	±3 years old
OFFICE HVAC:	±2 years old
FIRE SPRINKLER SYSTEM	Fully sprinklered





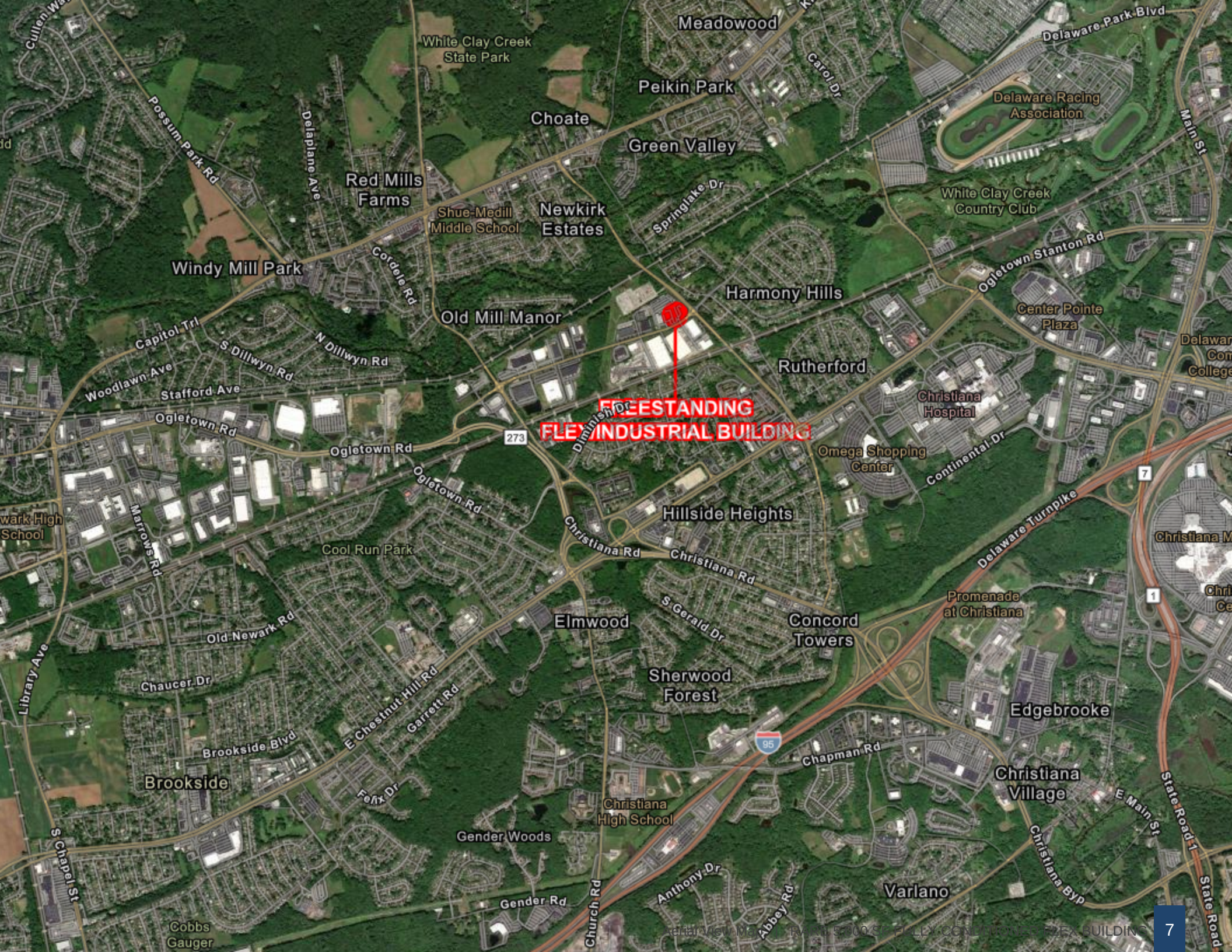


HARMONY INDUSTRIAL PARK



Ruthar Drive

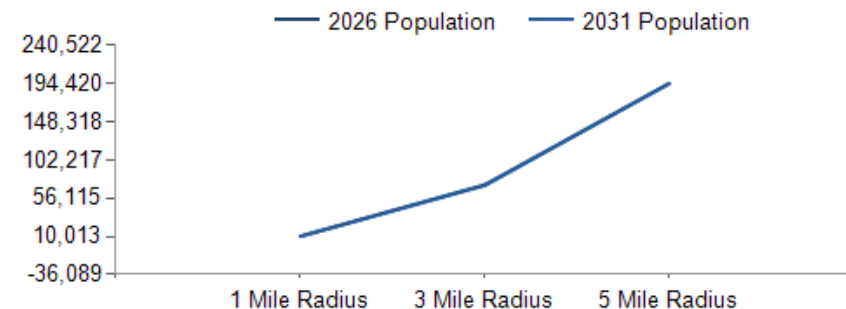
Harmony Road



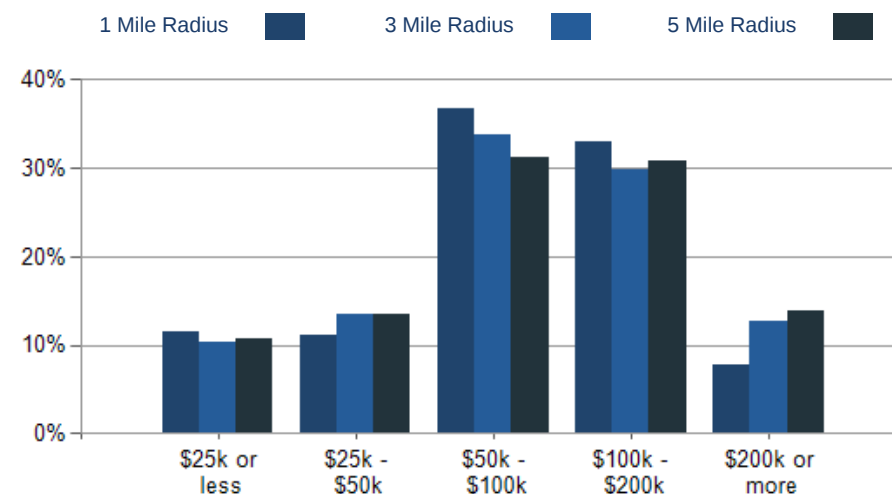
**FREESTANDING
FLEX INDUSTRIAL BUILDING**

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,241	69,188	187,465
2010 Population	10,139	70,026	191,741
2026 Population	10,133	72,147	194,420
2031 Population	10,013	71,346	194,074
2026 African American	2,027	12,725	44,236
2026 American Indian	42	436	1,003
2026 Asian	669	7,738	17,578
2026 Hispanic	1,622	10,714	27,838
2026 Other Race	709	4,482	12,586
2026 White	5,641	39,528	101,105
2026 Multiracial	1,040	7,214	17,851
2026-2031: Population: Growth Rate	-1.20%	-1.10%	-0.20%

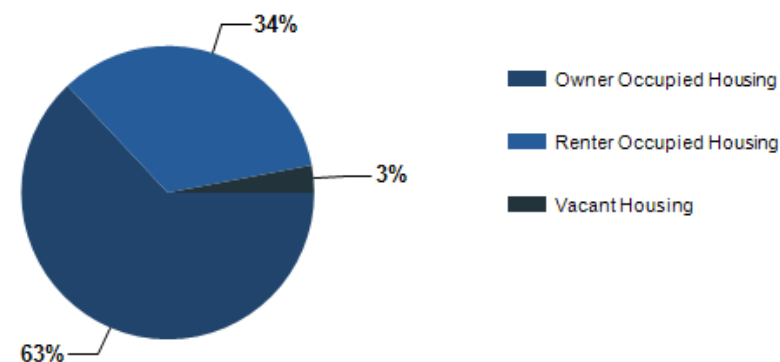
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	331	1,792	5,028
\$15,000-\$24,999	174	1,312	3,184
\$25,000-\$34,999	140	1,184	2,905
\$35,000-\$49,999	351	2,828	7,401
\$50,000-\$74,999	952	5,439	12,170
\$75,000-\$99,999	659	4,651	11,713
\$100,000-\$149,999	1,151	5,951	15,162
\$150,000-\$199,999	302	2,968	8,428
\$200,000 or greater	338	3,765	10,655
Median HH Income	\$82,808	\$85,982	\$89,583
Average HH Income	\$97,852	\$110,229	\$116,594



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

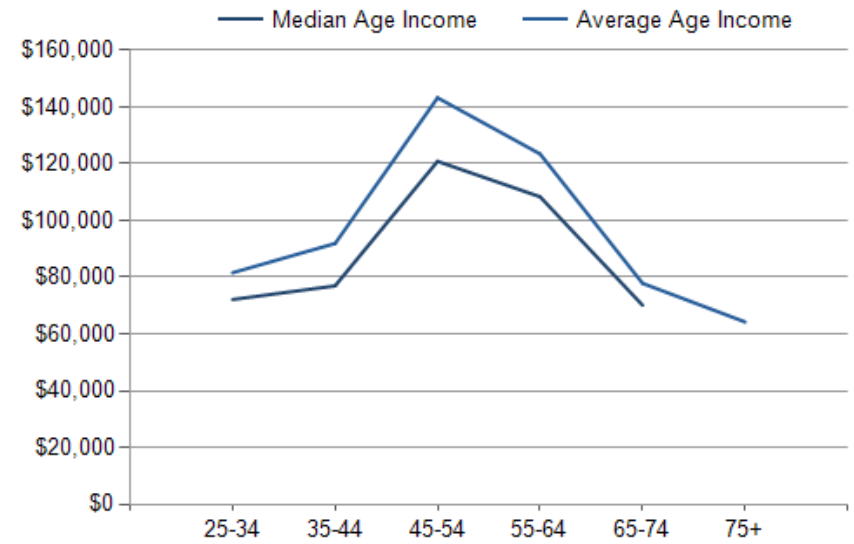
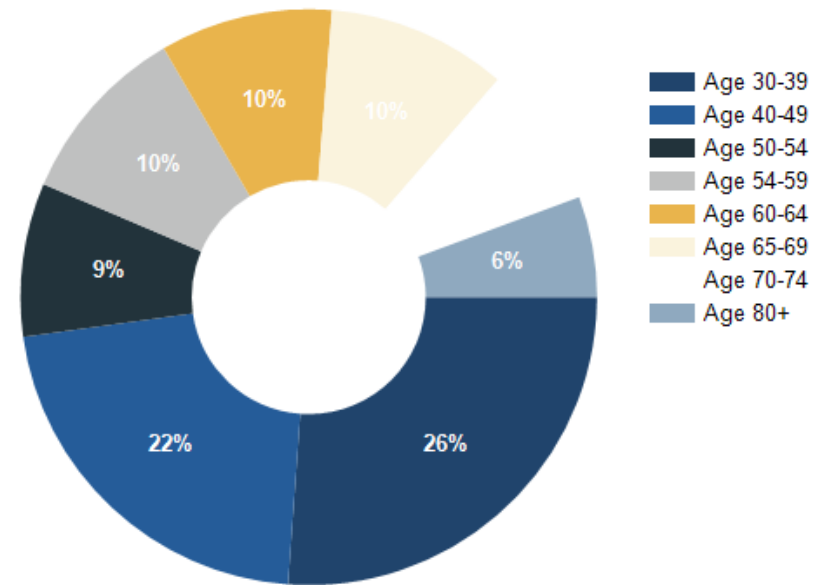


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	819	6,059	14,414
2026 Population Age 35-39	825	5,562	13,647
2026 Population Age 40-44	770	4,907	12,617
2026 Population Age 45-49	591	4,043	10,746
2026 Population Age 50-54	542	3,758	10,202
2026 Population Age 55-59	641	3,945	10,859
2026 Population Age 60-64	608	4,163	11,465
2026 Population Age 65-69	635	4,171	11,389
2026 Population Age 70-74	501	3,390	9,302
2026 Population Age 75-79	355	2,578	6,753
2026 Population Age 80-84	229	1,719	4,438
2026 Population Age 85+	222	1,486	3,618
2026 Population Age 18+	8,142	58,194	158,302
2026 Median Age	40	38	38
2031 Median Age	42	40	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,123	\$88,855	\$93,997
Average Household Income 25-34	\$81,559	\$103,340	\$109,975
Median Household Income 35-44	\$76,928	\$98,490	\$97,969
Average Household Income 35-44	\$91,862	\$124,448	\$128,338
Median Household Income 45-54	\$120,807	\$113,025	\$117,073
Average Household Income 45-54	\$143,210	\$143,944	\$147,860
Median Household Income 55-64	\$108,343	\$93,435	\$97,605
Average Household Income 55-64	\$123,428	\$119,587	\$126,528
Median Household Income 65-74	\$70,101	\$83,032	\$86,342
Average Household Income 65-74	\$77,824	\$102,328	\$107,473
Average Household Income 75+	\$64,215	\$74,931	\$89,325

Population By Age



RARE 5,000 SF FULLY CONDITIONED FLEX BUILDING

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