



**1,216 ± SF**

SPACE AVAILABLE  
OFFICE/TURN-KEY LAB

## 225 Corporate Blvd, Suite D Newark, DE 19702

Pencader Corporate Center is a Class A, 350-acre business park in Newark, Delaware. The park is located on Route 896, near Interstate 95 and Route 40. Pencader features an efficient and innovative development plan with large expanses of open space, wide boulevards, underground utilities, meticulous landscaping, and large, well-lit parking lots.

**For Lease: \$3,750/Month Gross**

### SPACE HIGHLIGHTS

- Premise is first door off of main entrance
- Infrastructure for hood install (hood available separately-call for pricing)
- 29' of lab cabinets with phenolic countertops
- Two private offices with windows & open lab work area
- Newly renovated lobby and restrooms
- Abundant parking
- New roof



**Tim Plemmons**

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**Neil Kilian, CCIM, SIOR**

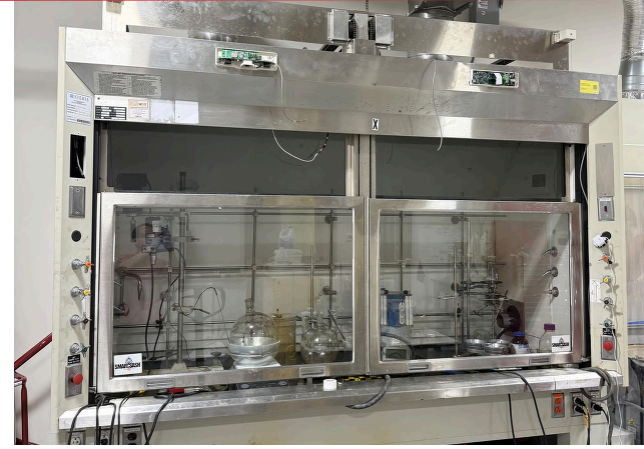
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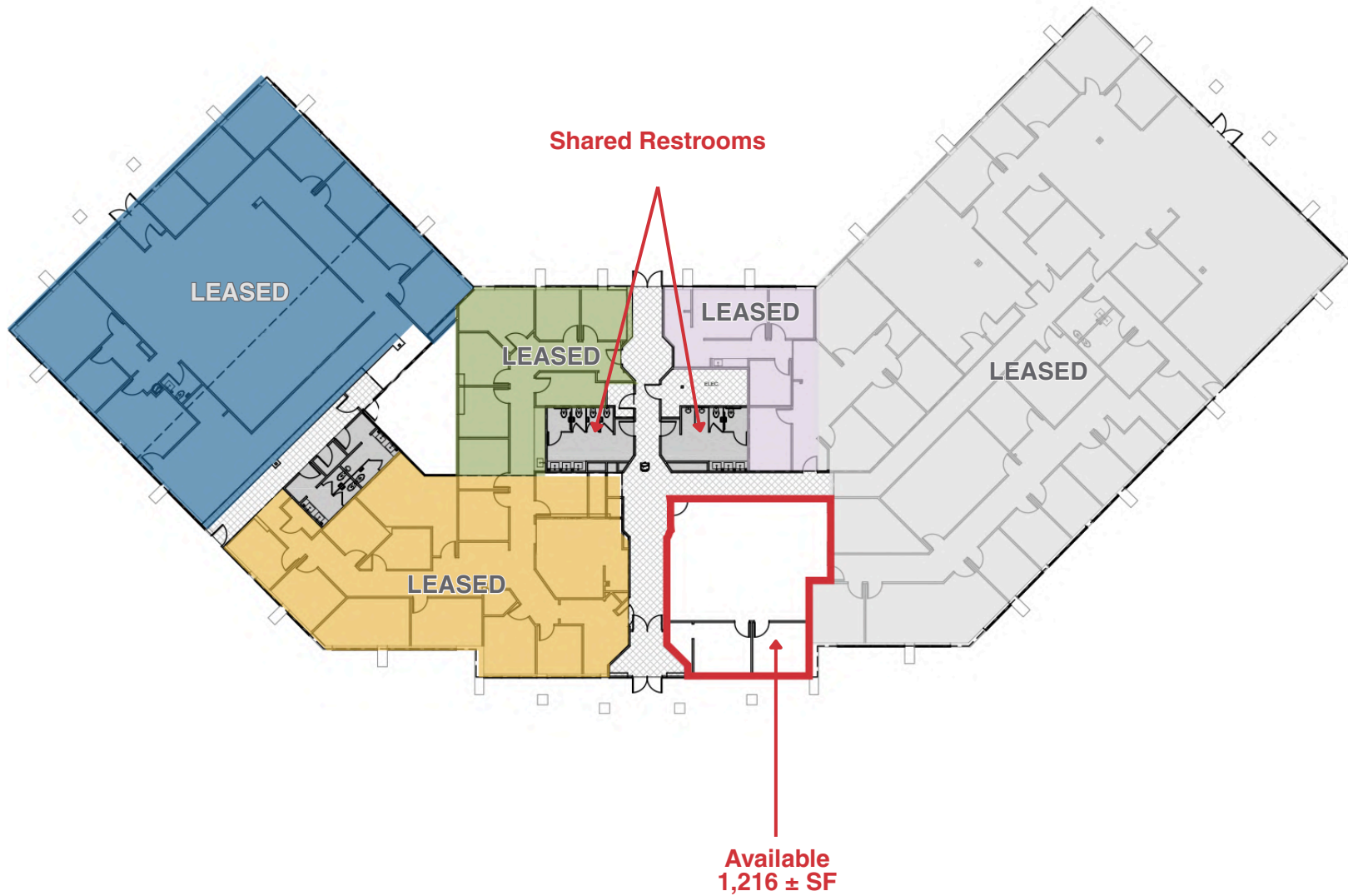
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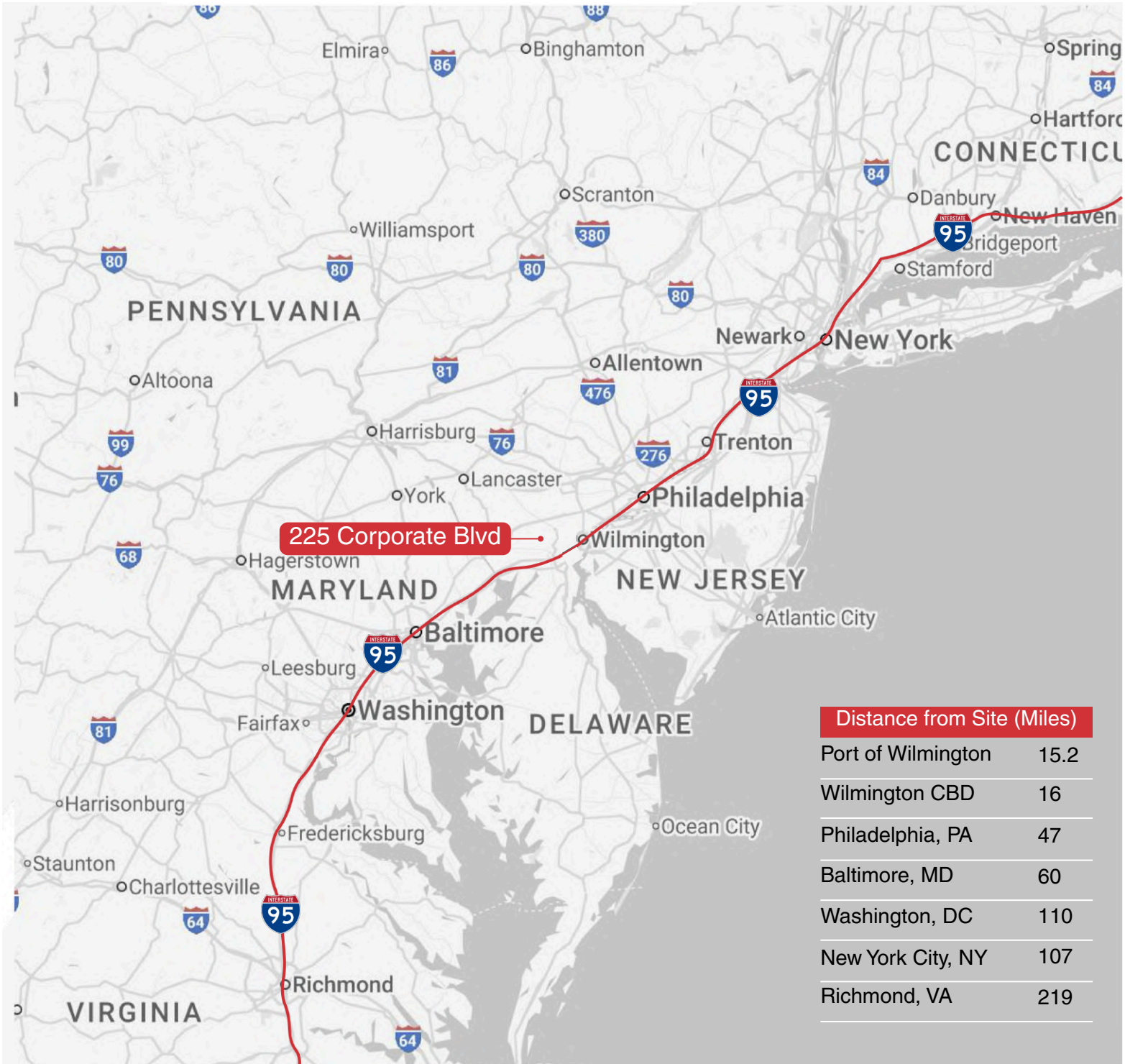
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