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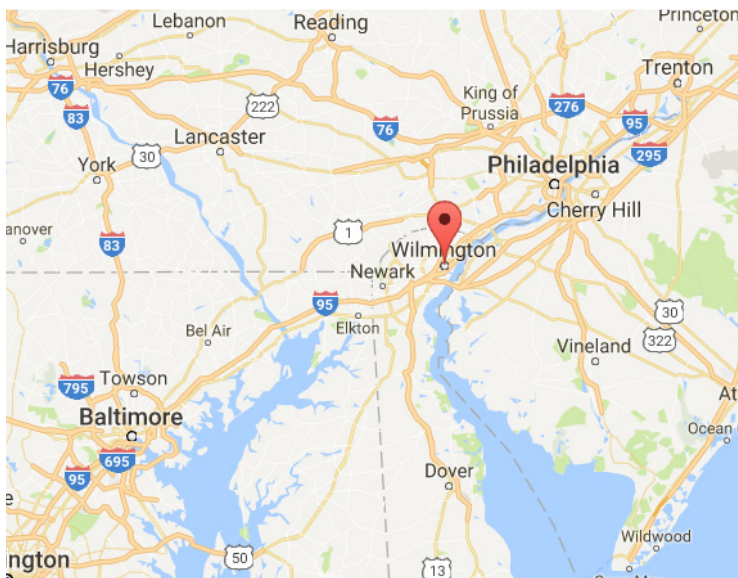
Cornell Business Park

OFFICE/WAREHOUSE | 300-701 CORNELL DRIVE | WILMINGTON, DE 19801



PROPERTY HIGHLIGHTS

- 166,842 SF of flex/warehouse space in four buildings
- Suites available from 1,420 to 11,421 SF
- Build-to-suit opportunities up to 40,588 SF
- **NEW 27,948 SF WAREHOUSE COMING EARLY 2019!**
- Within close proximity to I-495, I-95 and Route 13
- Located just south of the city limits of Wilmington, DE
- Up to 8.07 acres available for sale at \$295,000/Acre



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PROPERTY SPECS

LOCATION Cornell Business Park is strategically located immediately off of I-495 and Route 13 on Rogers Road, just south of the city limits of Wilmington. It is within close proximity to the Port of Wilmington and minutes from the riverfront area shops, dining, and entertainment venues like the new IMAX theater and Wilmington Blue Rocks stadium.

PROPERTY DETAILS

SIZE

166,842 SF in four buildings on 22.5 acres

MUNICIPALITY

Unincorporated New Castle County

ZONING

Industrial

PARKING

Free on-site parking

ACCESS The property is easily accessible from major highways I-495, I-95 and Route 13, and is located on a bus route. It is a five minute drive to the Wilmington Train Station (north) and Delaware Memorial Bridge (south).

***BUILD TO SUIT** A total of 131,403 SF in four additional buildings are approved for future development, ranging from 26,897 to 40,558 SF.



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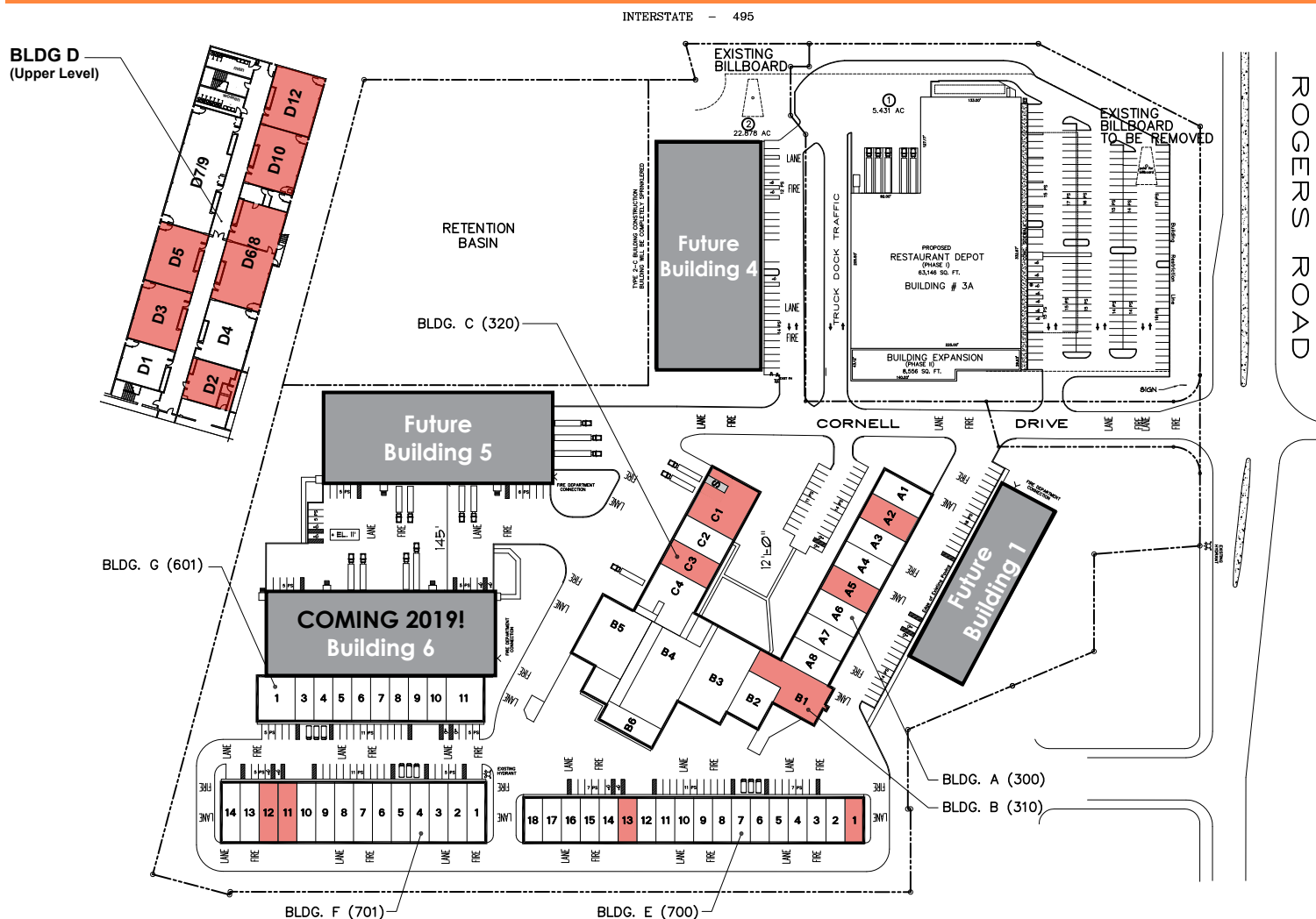
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SITE PLAN | 1,420 - 11,421 SF AVAILABLE



AVAILABLE SPACES

A2	2,592 SF	D2	2,028 SF	D12	2,293 SF
A5	2,592 SF	D3	1,420 SF	E1	1,500 SF
B1	5,299 SF	D5	1,420 SF	E13	1,500 SF
C1	4,916 SF	D6/8	2,840 SF	F11/12	4,000 SF
C3	2,592 SF	D10	1,420 SF		

Contact Rob Stenta
for more details
about Build-to-Suit
opportunities.

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