

FOR LEASE

Cornell Business Park

INDUSTRIAL | 300-701 CORNELL DRIVE | WILMINGTON, DE 19801



OFFERING SUMMARY

Currently Available SF:	1,420 - 166,578 SF
501 Cornell Dr	Fully Leased
Total Size (10 Buildings):	260,126 SF
Renovated:	2006, 2023

PROPERTY OVERVIEW

Cornell Business Park is a centrally located light industrial/flex/warehouse property containing approximately 260,126 square feet of leasable area. Individual warehouse sizes range from 1,500 to 18,000 square feet, accommodating most small light industrial users.

There are two newly constructed 18,000 square foot warehouses, each with a minimum of 3,000 square foot bays that include a 10'x14' drive-in door, small office, and a restroom. Ceiling heights are a minimum 22' clear to allow for warehouse racking users.

Cornell is in New Castle County and is not subject to the City of Wilmington wage tax

LOCATION OVERVIEW

Cornell Business Park is strategically located in close proximity, with direct access to I-495, I-95 and route 13 just south of Wilmington. This site is located close to the Wilmington Port as well. This property is minutes from the riverfront area shops, dining, and entertainment venues like the new 76er's Field House, IMAX theater and Wilmington Blue Rocks stadium. Cornell Business Park shares a main entrance with national food wholesale company, The Restaurant Depot.

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CORPORATE OFFICES

234 North James Street
Newport, DE 19804
302.999.0708

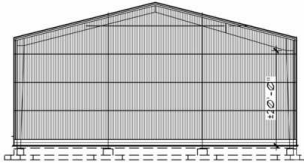
LEASING INQUIRIES

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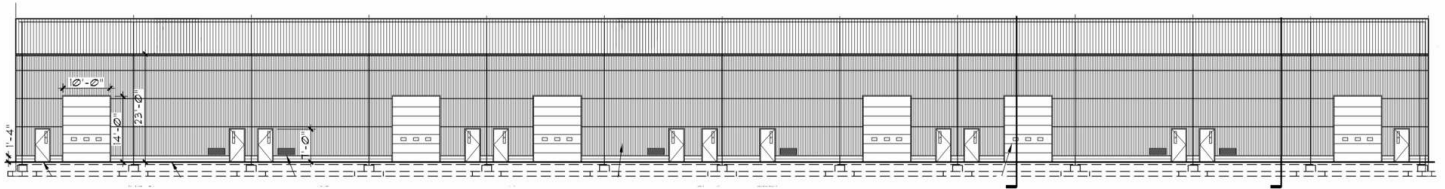
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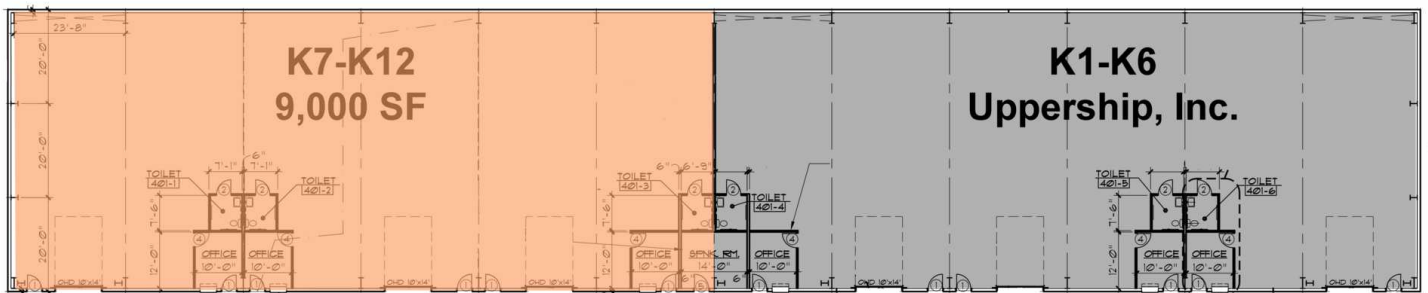
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④ SIDE ELEVATION
SCALE: 1/16" = 1'-0"



② FRONT ELEVATION
SCALE: 1/16" = 1'-0"



Building 301

① FLOOR PLAN
SCALE: 1/16" = 1'-0"

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
K7-K12 Building 301	Available	9,000 SF	NNN	Negotiable



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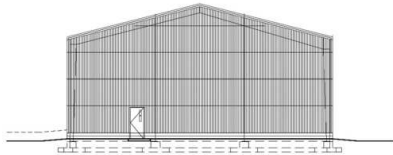
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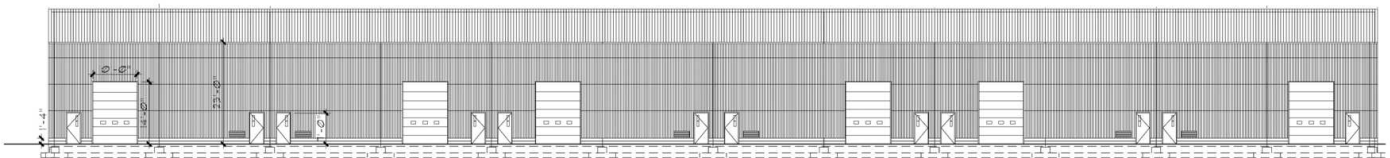
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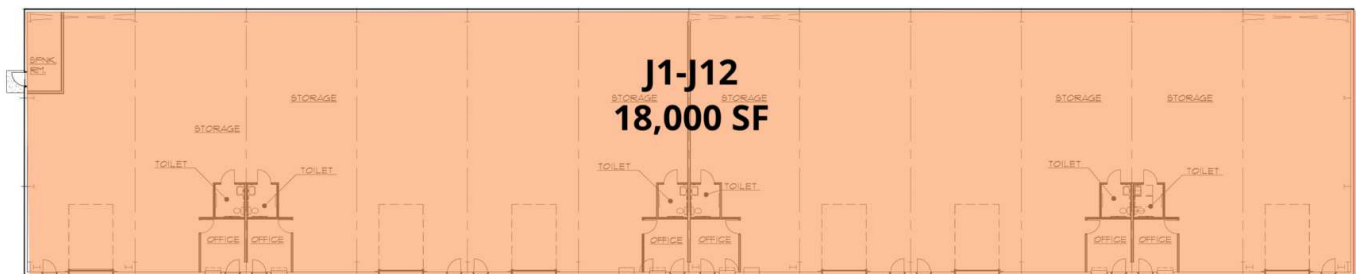
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3 SIDE ELEVATION
SCALE: 1/16" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/16" = 1'-0"



Building 401

1 FLOOR PLAN
SCALE: 1/16" = 1'-0"

LEGEND

Available

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LEASE INFORMATION

Lease Type:	NNN; Gross	Lease Term:	Negotiable
Total Space:	18,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
401 Cornell Drive	Available	18,000 SF	NNN	Negotiable



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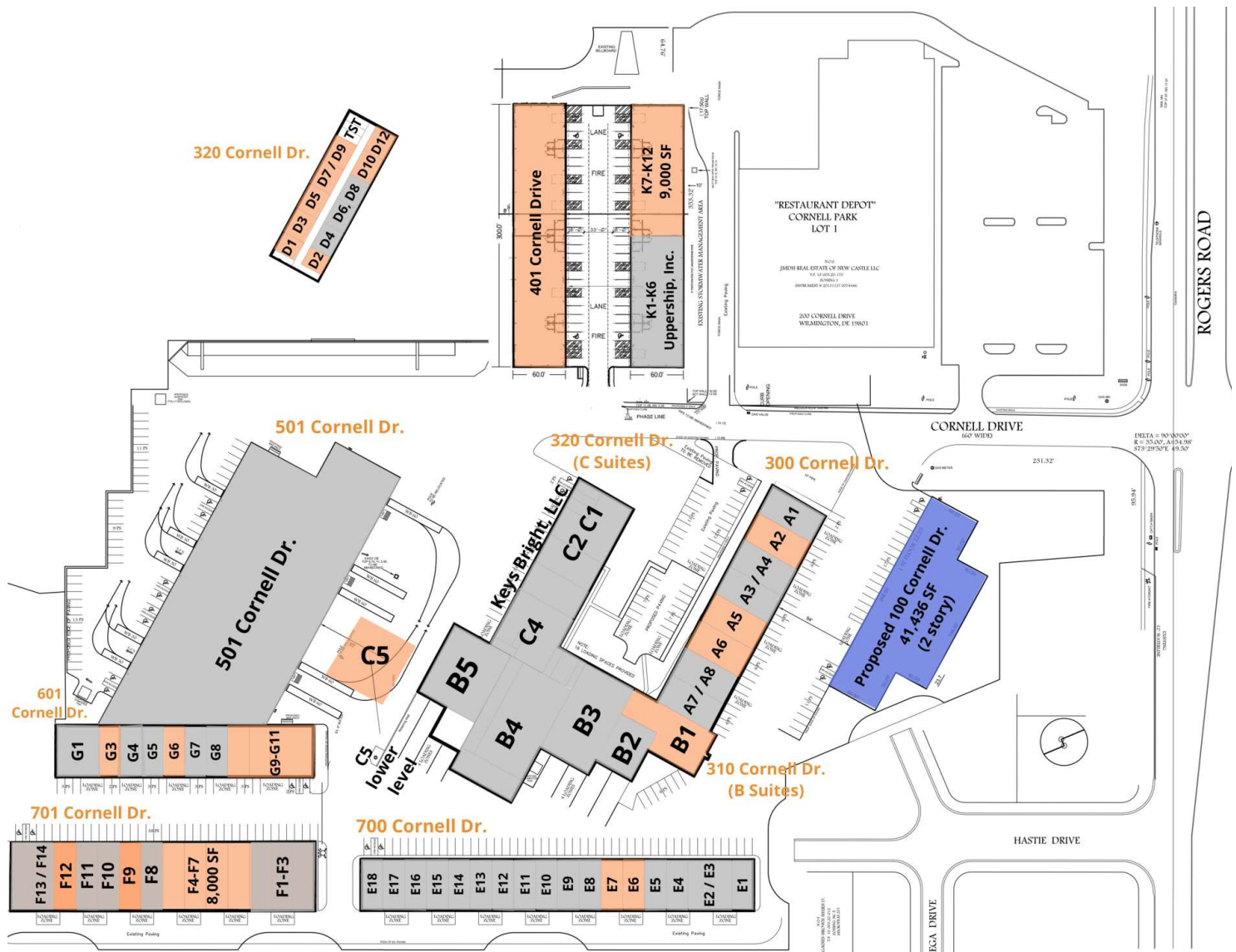
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LEGEND

Available

Proposed

Unavailable

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LEASE INFORMATION

Lease Type:	NNN; Gross	Lease Term:	Negotiable
Total Space:	671 - 41,436 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
A2	Available	2,592 SF	NNN	Negotiable
A5	Available	2,592 - 7,857 SF	NNN	Negotiable
A6	Available	2,592 - 7,856 SF	NNN	Negotiable
B1	Available	5,299 SF	NNN	Negotiable
C5	Available	9,665 SF	NNN	Negotiable
D1	Available	986 SF	NNN	Negotiable
D2	Available	671 - 2,028 SF	Gross	Negotiable
D3	Available	1,420 - 2,840 SF	Gross	Negotiable
D5	Available	1,420 - 2,840 SF	Gross	Negotiable
D7 / D9	Available	2,000 SF	Gross	Negotiable
D10	Available	1,420 SF	Gross	Negotiable
D12	Available	1,420 SF	Gross	Negotiable
G3	Available	1,500 SF	Gross	Negotiable
E6	Available	1,500 SF	NNN	Negotiable
E7	Available	1,500 SF	NNN	Negotiable
F9	Available	1,500 SF	NNN	Negotiable
F9	Available	1,500 SF	NNN	Negotiable
F12	Available	2,000 SF	NNN	Negotiable
401 Cornell Drive	Available	18,000 SF	NNN	Negotiable
100 Cornell Drive	Proposed	41,436 SF	NNN	Negotiable
G6	Available	1,500 SF	NNN	Negotiable
K7-K12 Building 301	Available	9,000 SF	NNN	Negotiable

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SUITE	TENANT	SIZE	TYPE	RATE
G9-G11	Available	6,000 SF	NNN	Negotiable
F4-F7	Available	2,000 - 8,000 SF	NNN	Negotiable



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