



PROPERTY DESCRIPTION

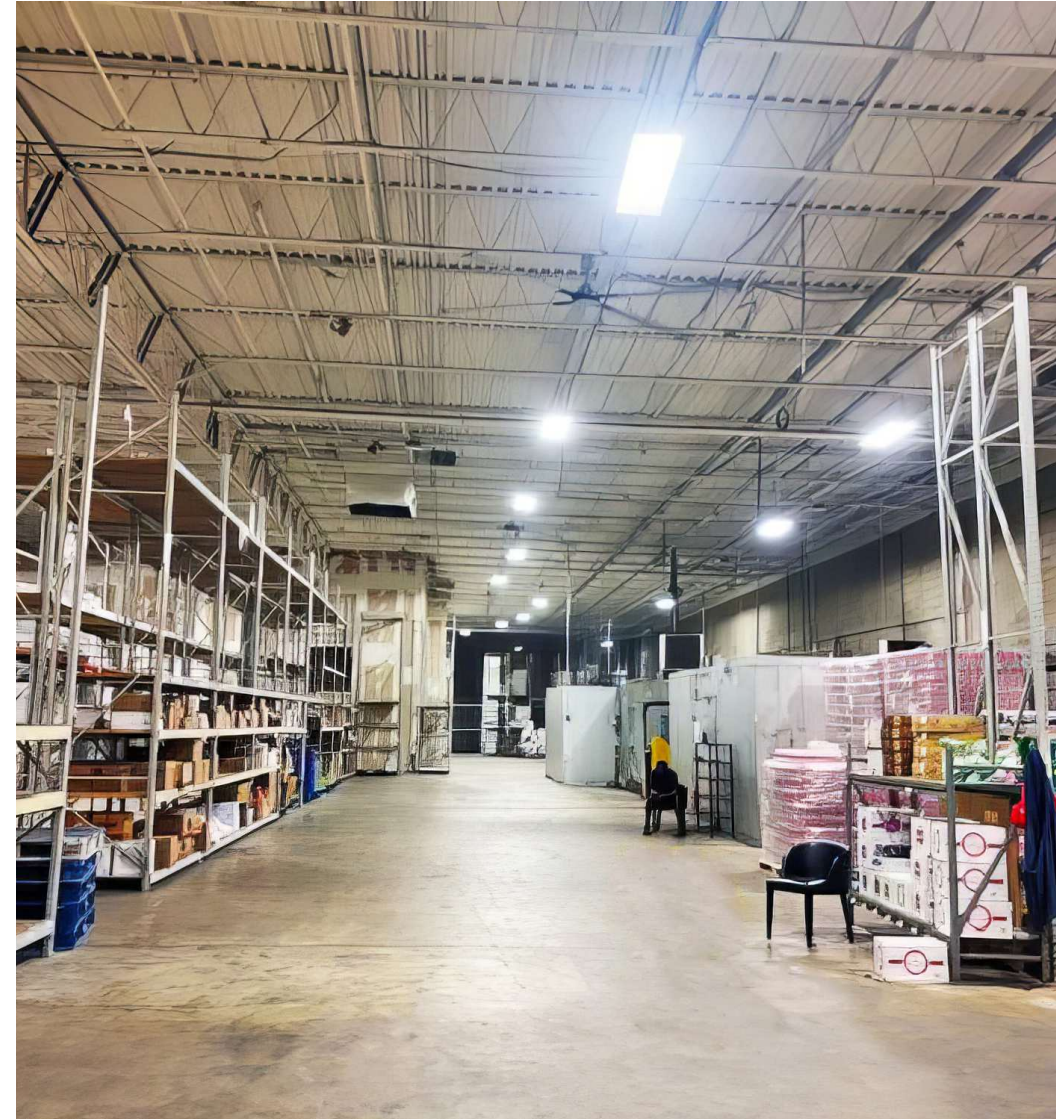
Located in the heart of Delaware's State Capital, this 15,539 SF clear-span warehouse offers a flexible solution for commercial and light industrial uses. The facility features two (2) dock-high loading doors, one (1) drive-in door, 25' ceiling height, and optional racking/shelving infrastructure. A secure lot provides ample on-site parking, loading zones, and efficient truck access. Its central Dover location, just minutes from Route 1 and Dover Air Force Base, positions it as a strategic hub for distributors, contractors, and service providers with statewide or regional operations.

PROPERTY HIGHLIGHTS

- **Rental Rate:** \$8.00/SF NNN
- **Dock-High Doors:** Two (2)
- **Drive-In Doors:** One (1)
- **Ceiling Height:** 25'
- **Bathroom:** One (1)
- Fluorescent lighting and clear-span floor plan
- Zoned for commercial/light industrial use
- Central Delaware location with close proximity to Route 1 and Dover Air Force Base

CENTRAL DELAWARE WAREHOUSE ADVANTAGE

This property's open floor plan supports a variety of storage layouts and operational needs, making it well-suited for warehouse, logistics, fulfillment, or equipment storage. The location offers immediate access to Route 1, Dover Air Force Base, Downtown Dover, and statewide distribution corridors—ideal for businesses seeking a convenient, high-access base for operations.



For More Information, Contact:

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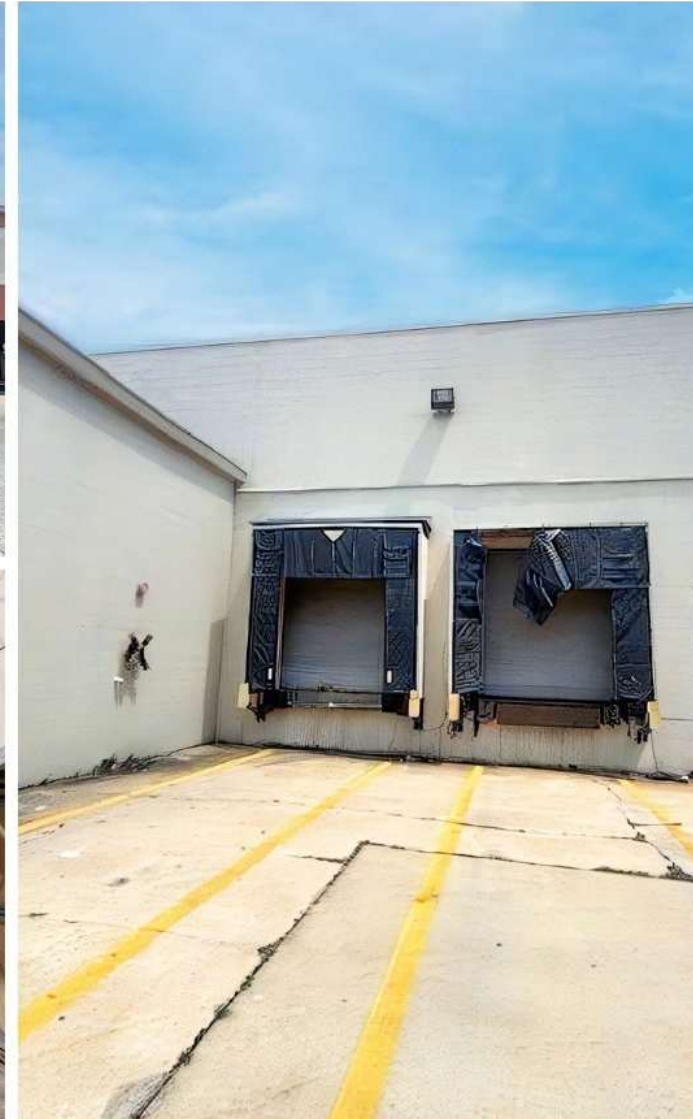
DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
dsmre.com



DOVER DOWNS SHOPPING CENTER

1165 N Dupont Highway
Dover, DE 19901

WAREHOUSE SPACE FOR LEASE

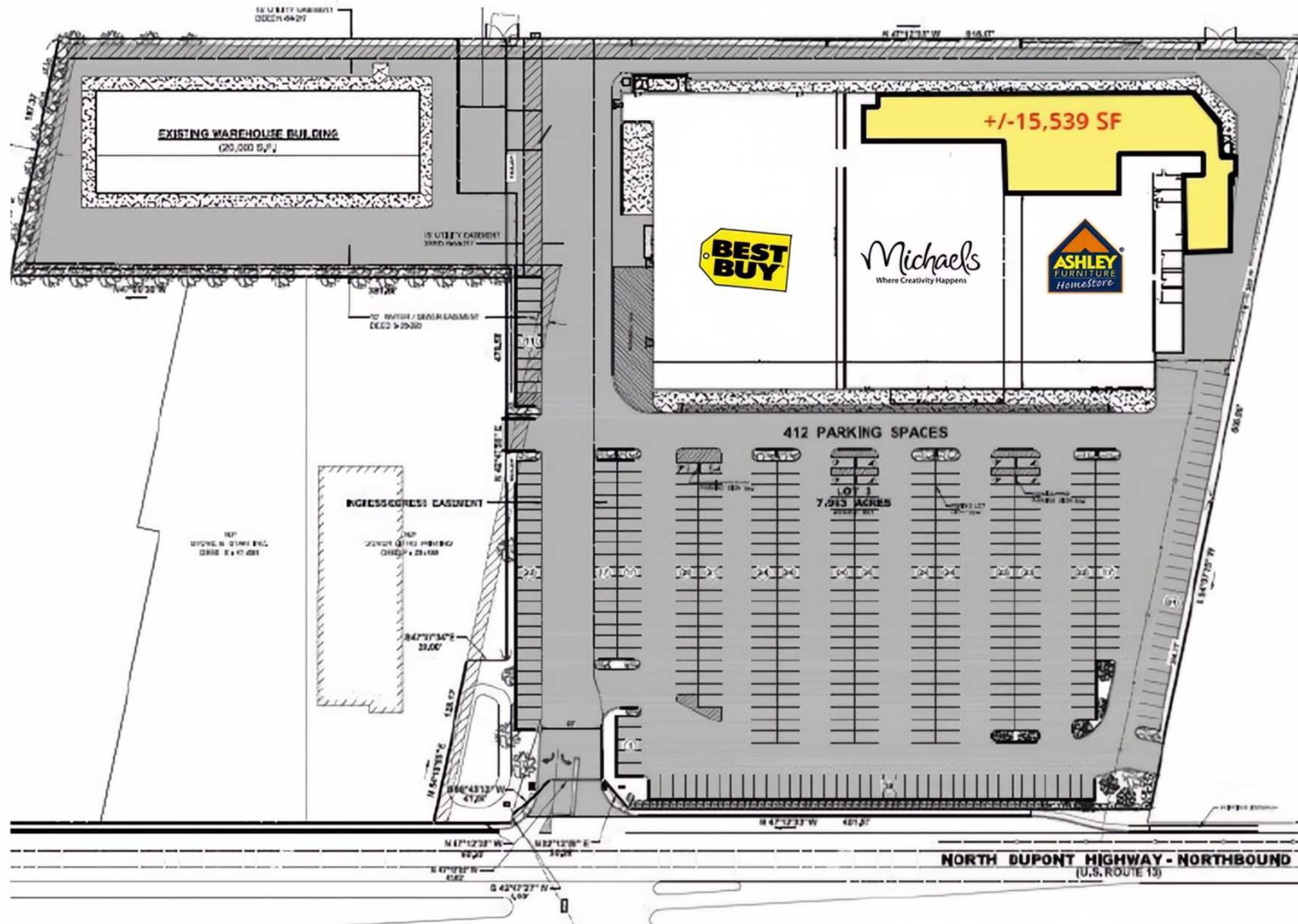


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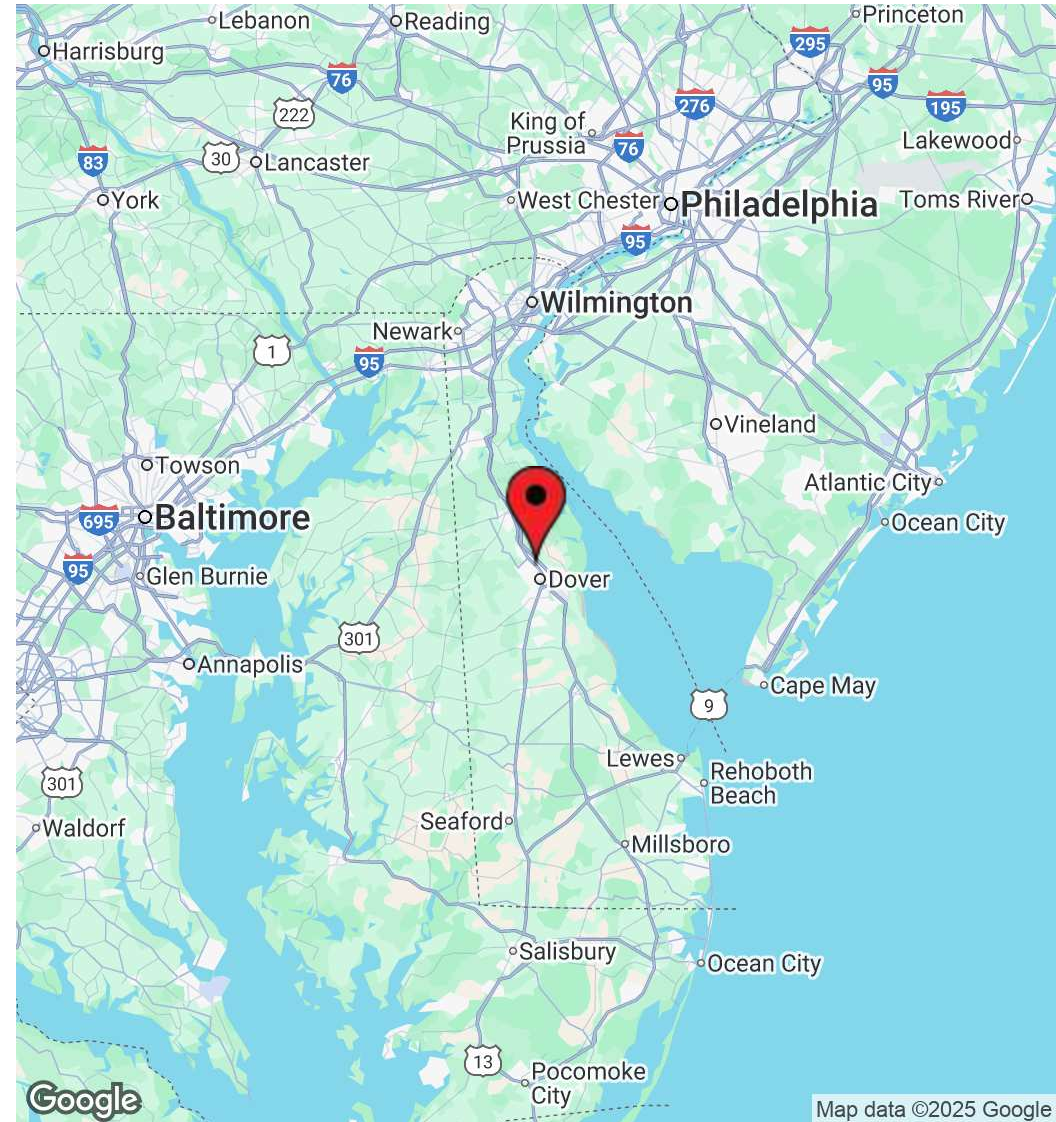
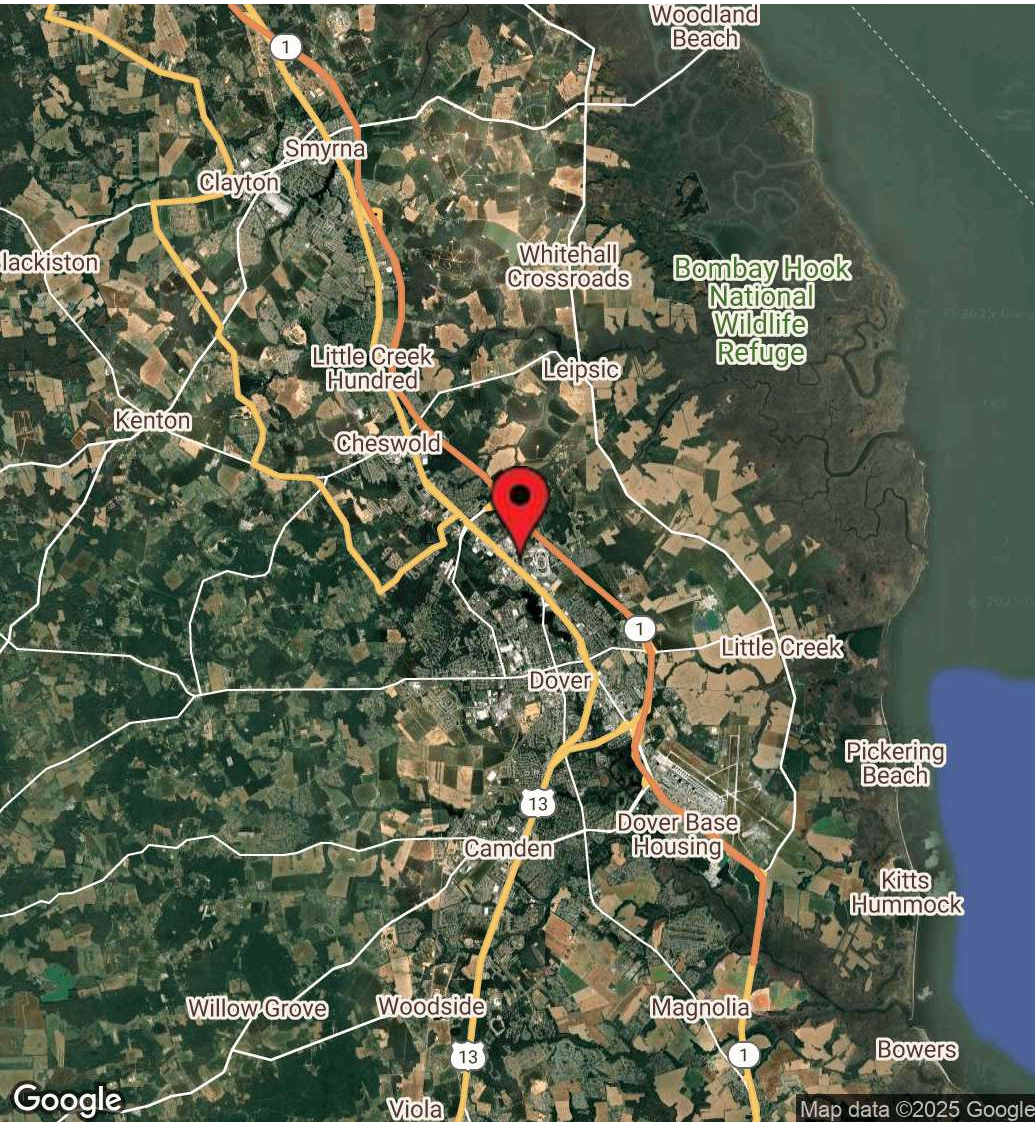
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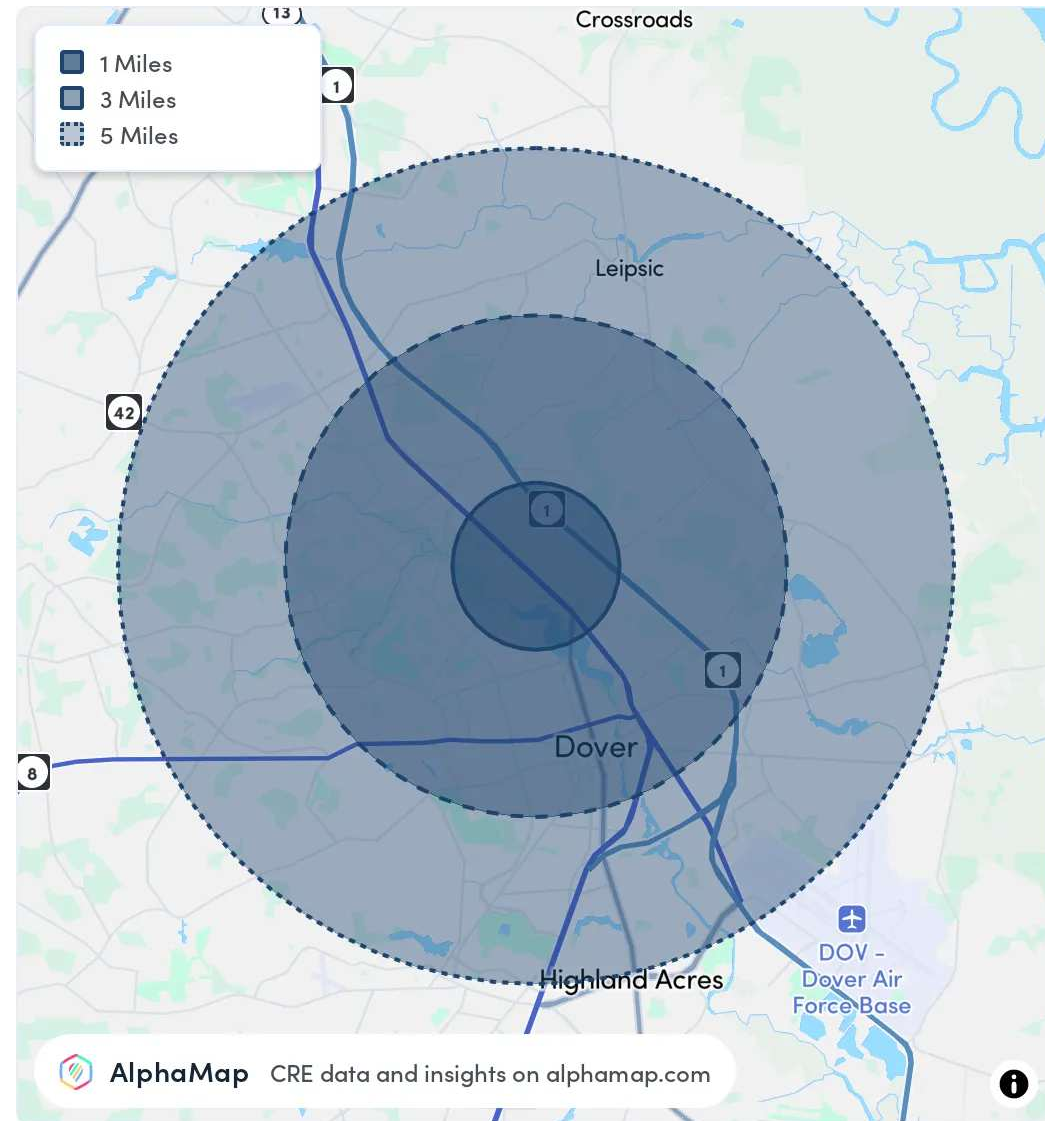


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,609	39,224	64,037
Average Age	34	39	40
Average Age (Male)	31	37	38
Average Age (Female)	36	41	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,228	14,979	24,486
Persons per HH	3.8	2.6	2.6
Average HH Income	\$62,458	\$73,278	\$77,657
Average House Value	\$257,186	\$296,586	\$300,446
Per Capita Income	\$16,436	\$28,183	\$29,868

RACE	1 MILE	3 MILES	5 MILES
Population White	1,860	15,510	27,606
Population Black	2,076	16,941	25,003
Population American Indian	21	288	476
Population Asian	115	1,200	2,053
Population Pacific Islander	11	41	54
Population Other	208	1,528	2,678

Map and demographics data derived from AlphaMap



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