

INDUSTRIAL PROPERTY
FOR LEASE

410 DIAMOND STATE BOULEVARD, MIDDLETOWN, DE



OFFERING SUMMARY

Lease Rate:	\$14.50 SF/yr (\$2.60NNN)
Building Size:	13,440 SF
Available SF:	2,275 SF
Lot Size:	1.209 Acres
Zoning:	23M-I - MANUFACTURING INDUSTRIAL
Electric:	200A, 3ph, 208V
Roll Up Door:	12' x 14' at grade level

PROPERTY OVERVIEW

This flex building consists of 13,440 SF with flexible unit sizes from 2,065 SF to 13,440 SF with one 2,275 SF unit remaining. Unit D comes with one HVAC conditioned private office, an ADA compliant restroom, LED lights in the warehouse, a gas-fired suspended heater and a 12' X 14' roll up door at grade level. Landlord will consider performing additional tenant improvements for creditworthy tenants.



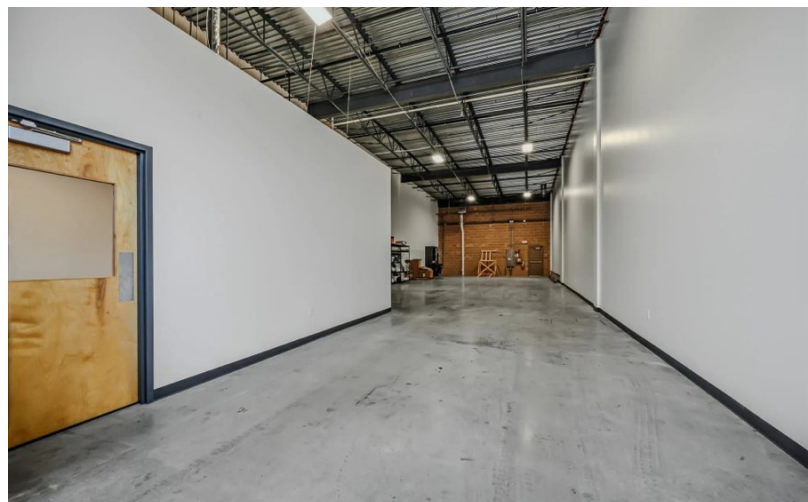
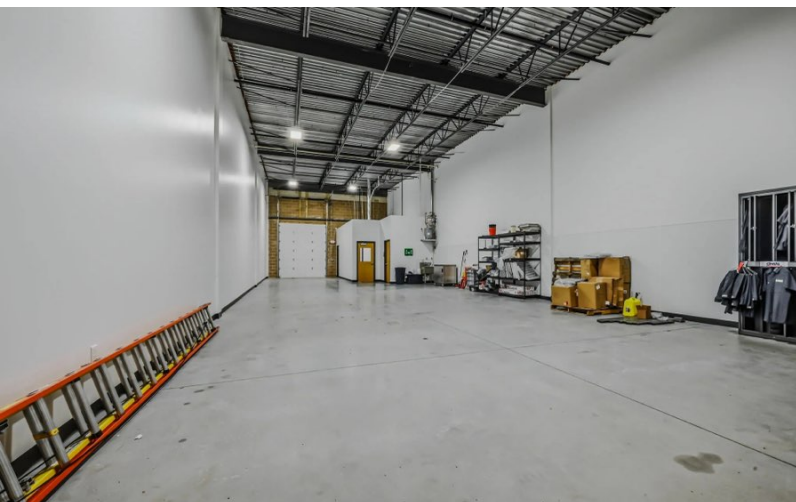
JEFF SHAHAN, SIOR
Founder
302.545.2392
jeff@sbrealtyco.com

SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808



INDUSTRIAL PROPERTY
FOR LEASE

410 DIAMOND STATE BOULEVARD, MIDDLETOWN, DE



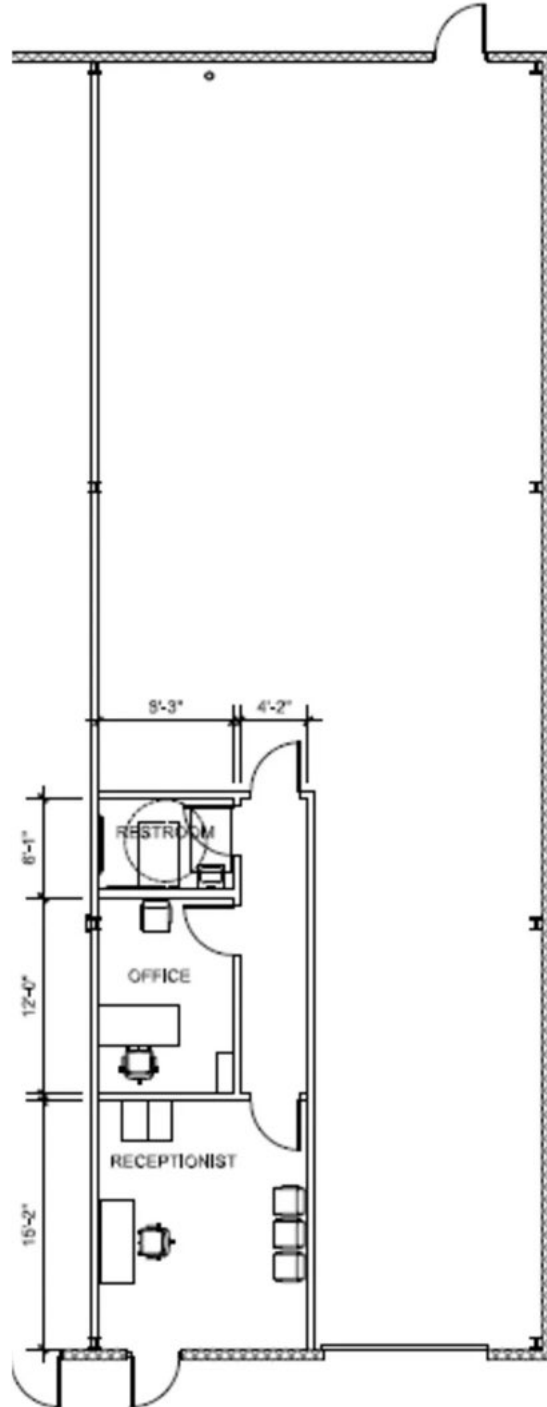
JEFF SHAHAN, SIOR
Founder
302.545.2392
jeff@sbrealtyco.com

SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808



INDUSTRIAL PROPERTY
FOR LEASE

410 DIAMOND STATE BOULEVARD, MIDDLETOWN, DE



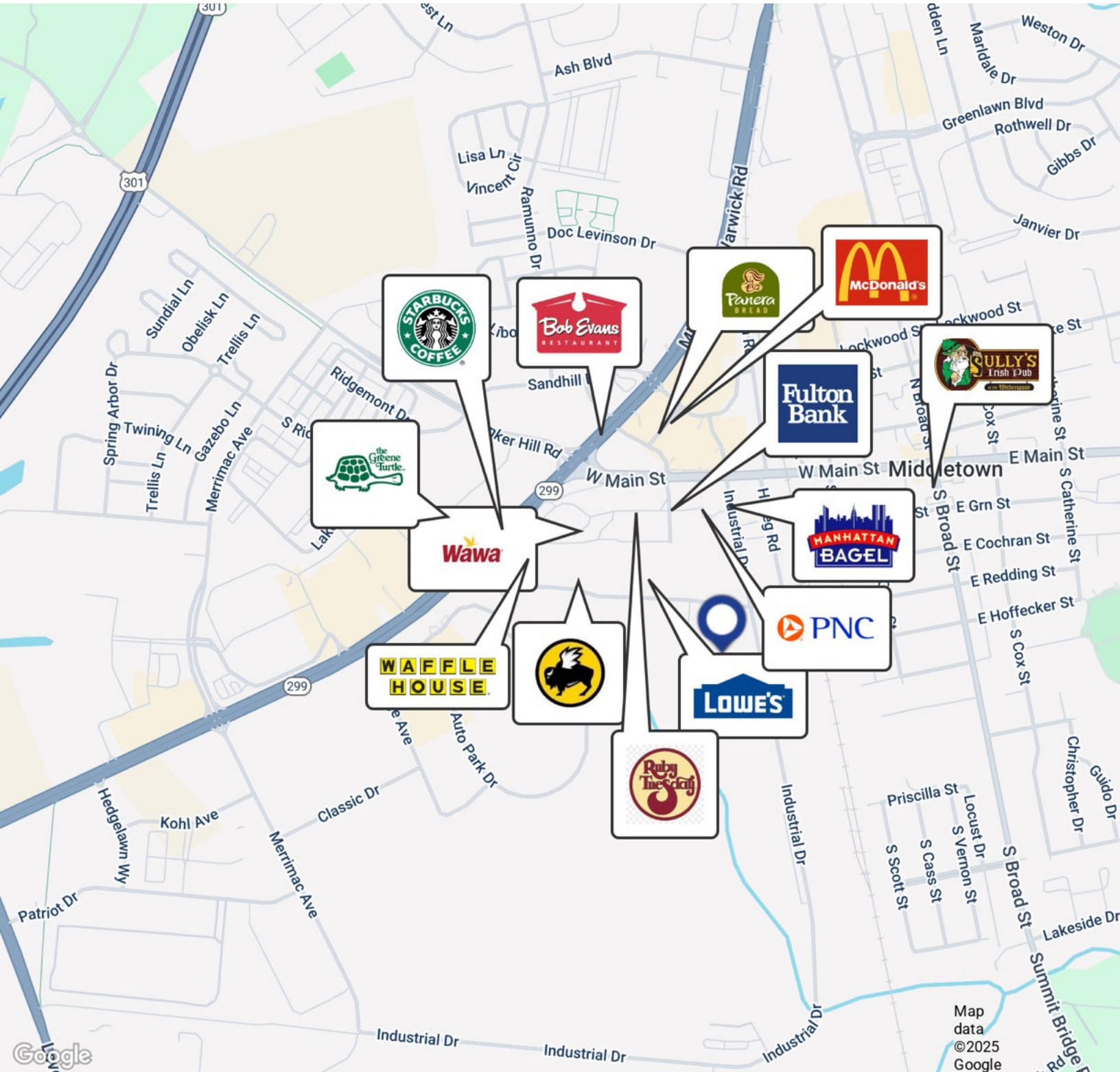
JEFF SHAHAN, SIOR
Founder
302.545.2392
jeff@sbrealtyco.com

SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808



INDUSTRIAL PROPERTY
FOR LEASE

410 DIAMOND STATE BOULEVARD, MIDDLETOWN, DE



JEFF SHAHAN, SIOR

Founder

302.545.2392

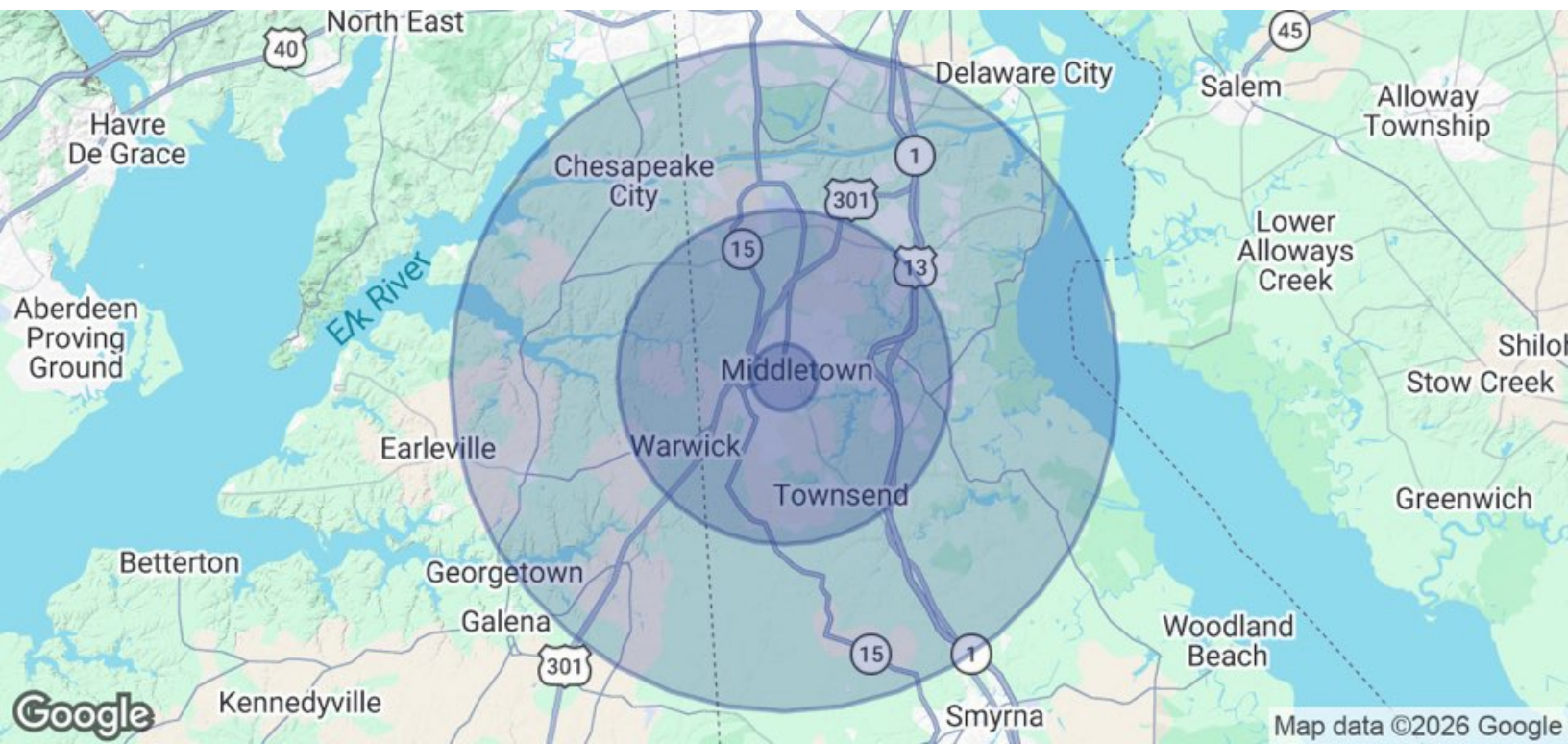
jeff@sbrealtyco.com

SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808



INDUSTRIAL PROPERTY
FOR LEASE

410 DIAMOND STATE BOULEVARD, MIDDLETOWN, DE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,216	45,285	98,776
Average Age	40	39	40
Average Age (Male)	38	38	39
Average Age (Female)	42	40	41
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,108	15,127	33,538
# of Persons per HH	2.6	3	2.9
Average HH Income	\$87,758	\$134,162	\$140,102
Average House Value	\$395,895	\$467,586	\$475,137

2020 American Community Survey (ACS)

JEFF SHAHAN, SIOR
Founder
302.545.2392
jeff@sbrealtyco.com

