

701 GARASCHEs LANE & 703 BUTTONWOOD STREET

WILMINGTON, DE 19801



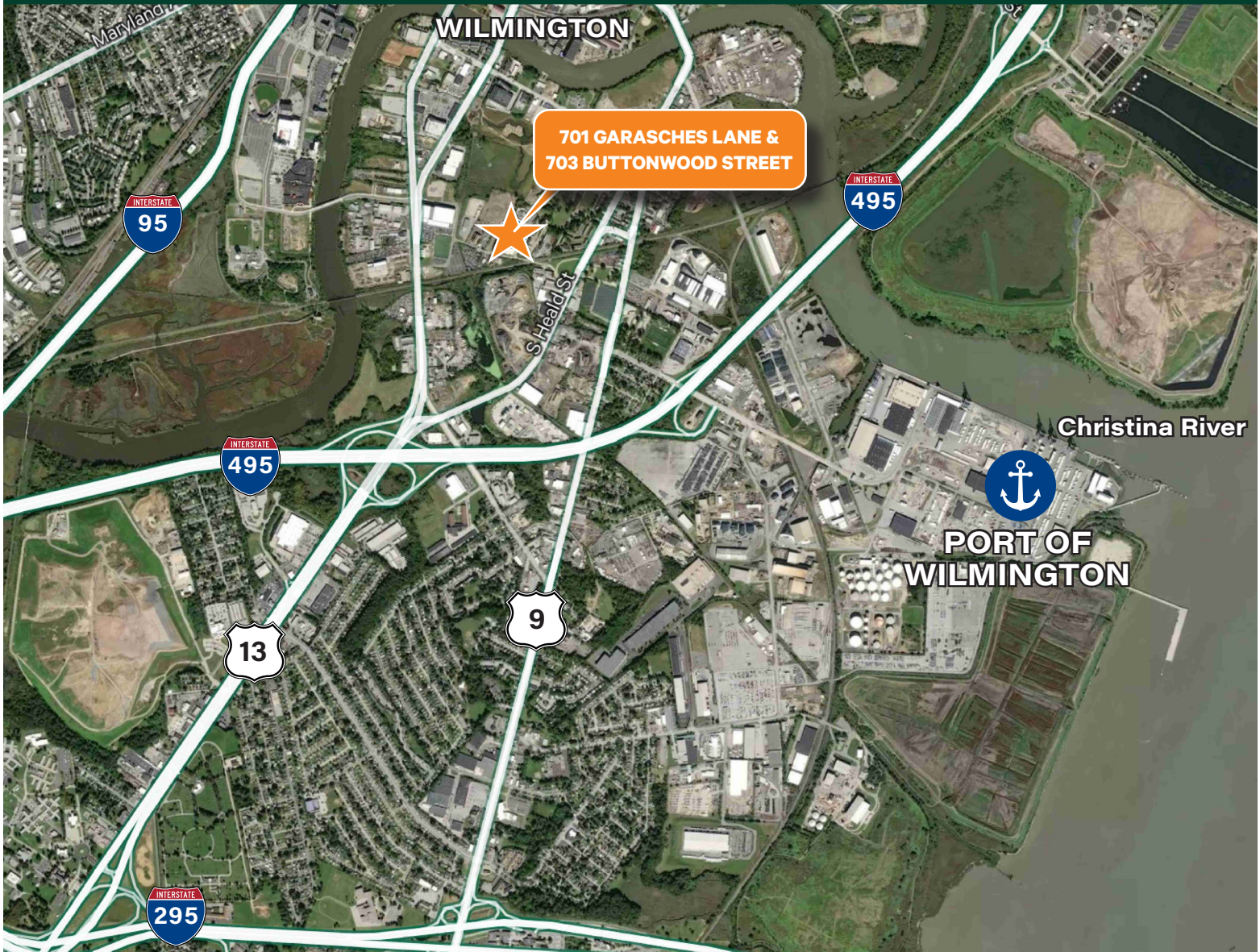
AVAILABLE FOR LEASE

701 Garasches Lane - +/- 100,000 SF on 5.88 Acres
703 Buttonwood Street - 1.35 Acre Lot

Located in close proximity to high-density
population centers, ocean ports
and interstates!



AERIAL VIEW



PROPERTY DESCRIPTION

701 Garasches Lane and **703 Buttonwood Street** are well positioned industrial sites located at the edge of the City of Wilmington. 701 Garasches Lane is a $\pm 100,000$ SF free-standing industrial facility, situated on a ± 5.88 acres. 703 Buttonwood Street is a 1.35 acre industrial site of outside storage and additional trailer parking.

The property offers easy access to I-495, I-95 and I-295. The site is in the path of redevelopment as infrastructure grants have been allocated for funding the necessary east side (east of the Christina River) infrastructure improvements.

Significant redevelopment has already begun. New improvements to the east side already exist – the 76ers building, retail, townhomes, condominiums, new modern apartments along with a new hotel, which is currently under construction. Today there are many more projects in the planning stage in the immediate area including a new indoor track facility for Delaware high schools, and additional office and multi-family buildings planned along the Riverfront.

701 Garasches Lane has heavy power, adequate ceiling heights, a layout that provides flexibility, and sits squarely in the path of redevelopment.

The Delaware Advantage



Superior
Labor Pool



Economic
Incentives



Significant Tax
Benefits



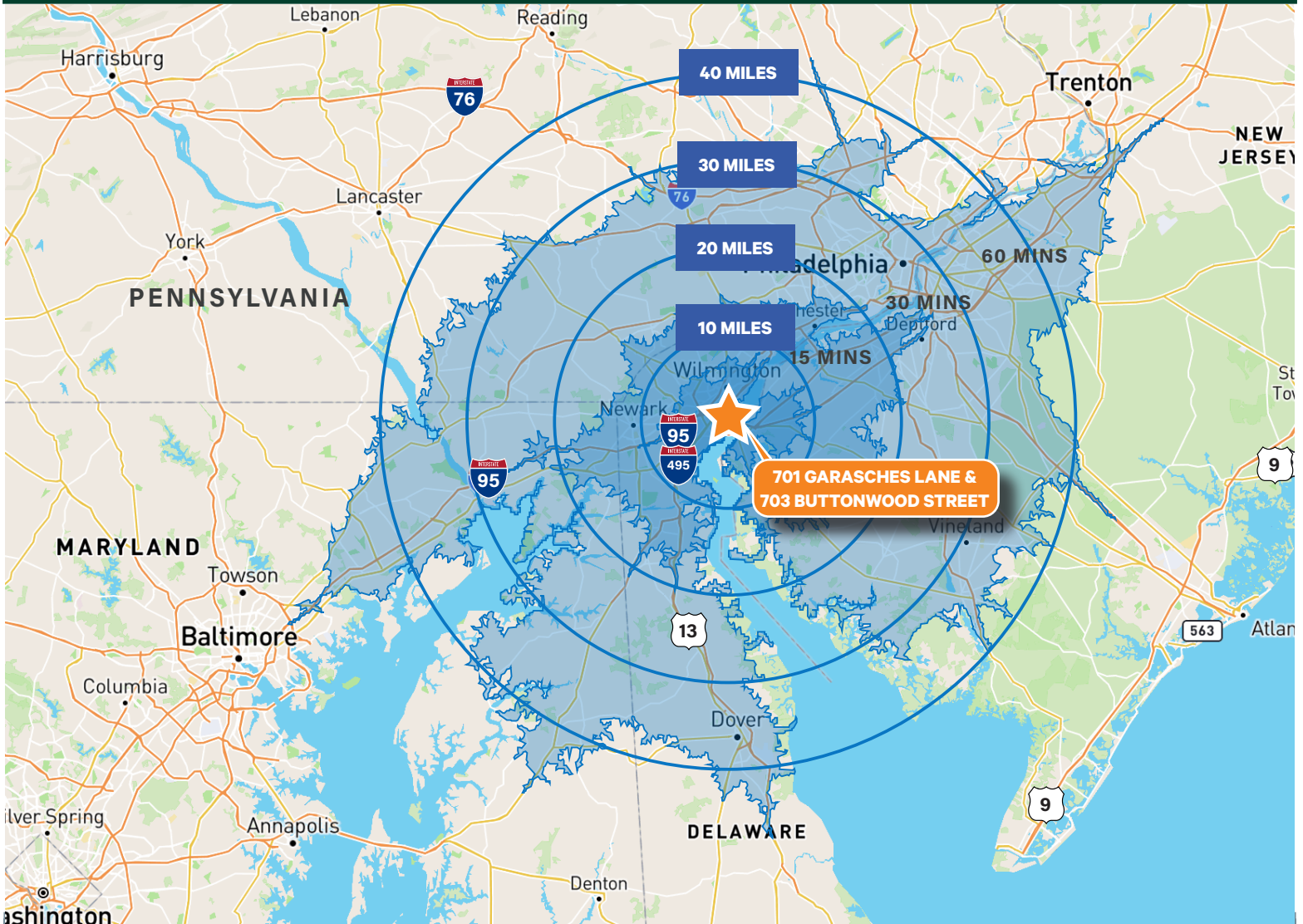
Port
Connectivity
& Access

BUILDING SPECIFICATIONS

| | |
|------------------------------|---|
| PROPERTY ADDRESS | 701 Garasches Lane |
| TOTAL SIZE | +/- 100,000 SF |
| ACREAGE | 5.88 acres |
| YEAR BUILT | Original manufacturing space built in 1933 Remaining sections developed in 1994 thru 2002 |
| CLEAR HEIGHT | 24' to 28' |
| COLUMN SPACING | 90' x 30' and 66' x 30' |
| LOADING | 14 dock high doors and 1 drive-in door |
| TRUCK COURT | 160' truck court (rear) 110' truck court (front) |
| POWER | 4000 Amp, 3-Phase, 480/277V |
| OFFICE SPACE | +/- 5,400 SF |
| MUNICIPALITY | City of Wilmington |
| ZONING | 26 M-1 (Light Manufacturing) |
| PARKING | 34 car spots |
| FUTURE IMPROVEMENTS BY OWNER | <ul style="list-style-type: none">- New LED lighting throughout the building- Painting the interior and exterior- Repaving the site |
| COMMENTS | Located in an Opportunity Zone Located within a flood plain |



MAP



STRATEGIC LOCATION

In close proximity to high-density population centers, ocean ports and interstates!

4.7 Miles from Wilmington Airport, New Castle, DE

2.6 Miles from Port of Wilmington

5 Miles from Southern New Jersey

35 Miles from Philadelphia, Pennsylvania

73 Miles from Baltimore, Maryland

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