



Porter Road Business
Center
Bear, DE 19701
FLEX SPACE

**FOR
LEASE**



PROPERTY & AREA OVERVIEW

The Porter Road Business Center is a new flex park situated in a modern suburban setting. Located off Porter Road, which is off Route 40 with easy access to Route 1, I-95, Newark and the Maryland line.

Newly constructed flex warehouse composed of masonry and steel construction with glass

front entry and windows. The building has T-5 lighting fixtures and natural gas heating. Each flex unit has 10' x 14' or 10' x 12' drive-in doors, 16' ceiling height and one (1) 10' x 20' office with HVAC and ADA restroom. Ideal for distributors, contractors and service oriented businesses.

PROPERTY DETAILS

• Typical Units:

- 1,250 sf flex units
- 1,500 sf flex units
- 2,000 sf flex units

• Zoning: Industrial

• Current Availability:

- Suite 461 Carson Dr. 1,250 sf
- **Lease Rate:** \$1,562.50/month (net of utilities and trash removal)

INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED TO BE RELIABLE, BUT NO WARRANTY IS MADE AS TO ITS ACCURACY AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR OTHER CONDITIONS PRIOR SALE OR LEASE OR WITHDRAWAL WITHOUT NOTICE.

FOR MORE INFORMATION, CONTACT:

Tony Medori

tony@medoricommercialrealty.com

302-633-0099 (office)

302-218-2053 (cell)

Medori Commercial Realty, LLC

601 Kirkwood Highway

Wilmington, DE 19805

www.medoricommercialrealty.com

FLOOR PLAN



FOR MORE INFORMATION, CONTACT:

Tony Medori

tony@medoricommercialrealty.com

302-633-0099 (office)

302-218-2053 (cell)

Medori Commercial Realty, LLC

601 Kirkwood Highway

Wilmington, DE 19805

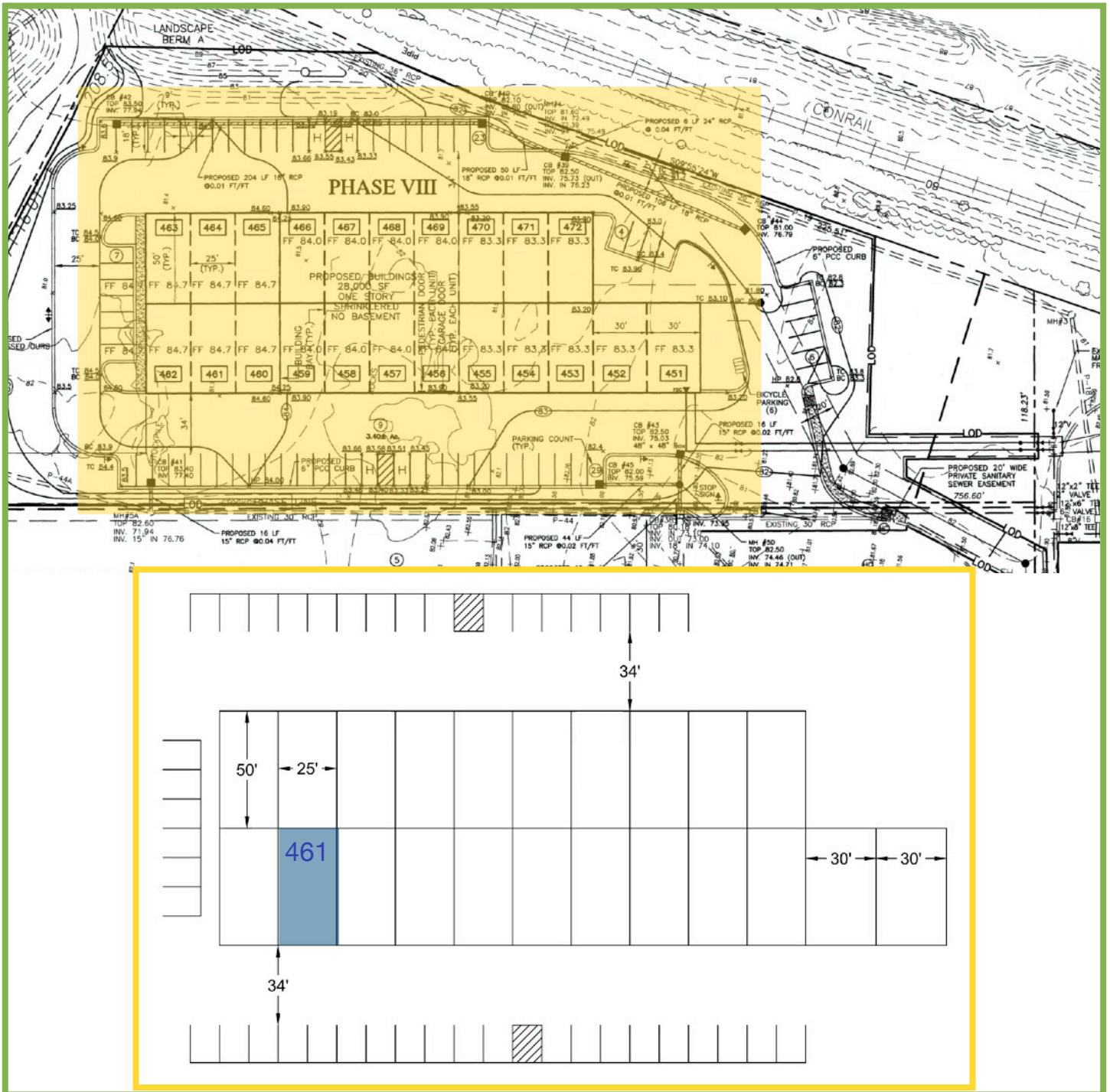
www.medoricommercialrealty.com

Porter Road Business Center

450 Carson Drive

Bear, DE 19701

SITE PLAN



FOR MORE INFORMATION, CONTACT:

Tony Medori

tony@medoricommercialrealty.com

302-633-0099 (office)

302-218-2053 (cell)

Medori Commercial Realty, LLC

601 Kirkwood Highway

Wilmington, DE 19805

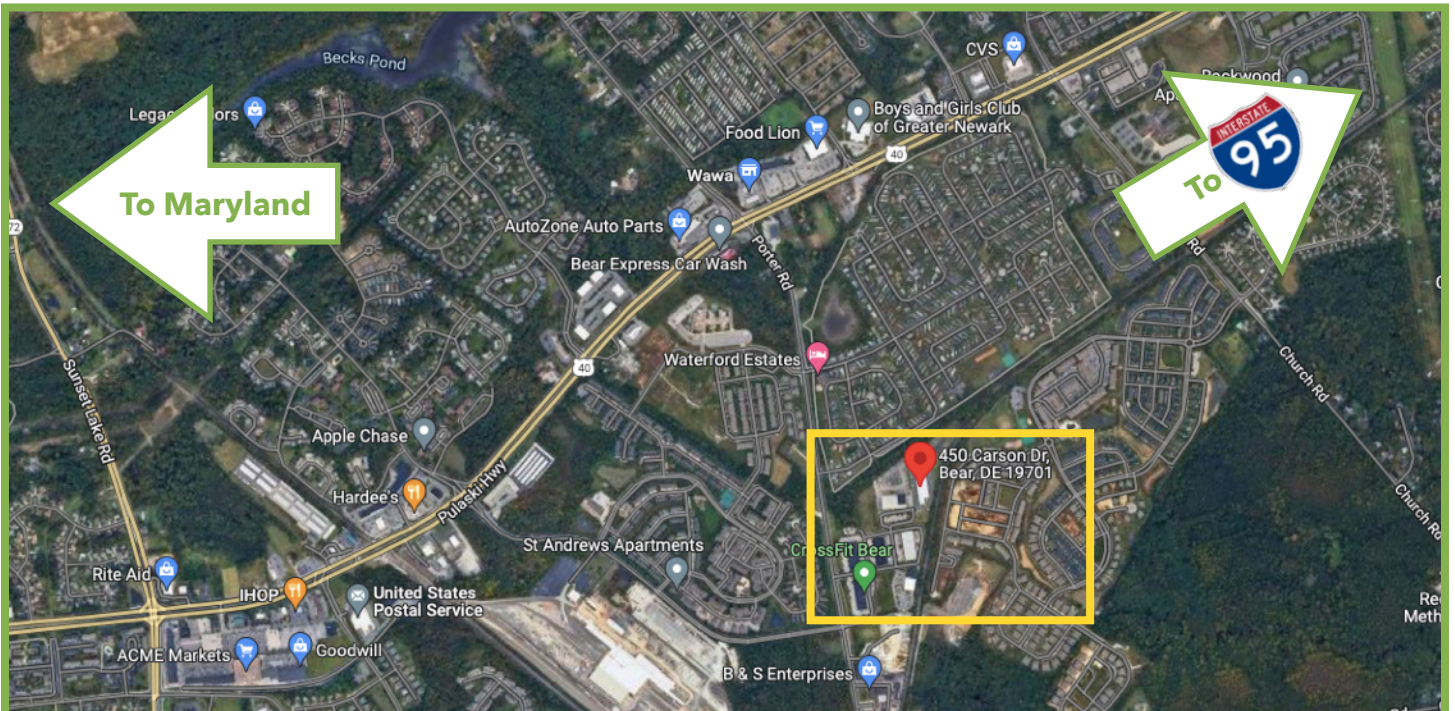
www.medoricommercialrealty.com

Porter Road Business Center

450 Carson Drive

Bear, DE 19701

LOCATION MAP



FOR MORE INFORMATION, CONTACT:

Tony Medori

tony@medoricommercialrealty.com

302-633-0099 (office)

302-218-2053 (cell)

Medori Commercial Realty, LLC

601 Kirkwood Highway

Wilmington, DE 19805

www.medoricommercialrealty.com

Porter Road Business Center

450 Carson Drive

Bear, DE 19701

PROPERTY GALLERY



FOR MORE INFORMATION, CONTACT:

Tony Medori

tony@medoricommercialrealty.com

302-633-0099 (office)

302-218-2053 (cell)

Medori Commercial Realty, LLC

601 Kirkwood Highway

Wilmington, DE 19805

www.medoricommercialrealty.com