

# 701 GARASCHES LANE

WILMINGTON, DE 19801



## RENOVATIONS UNDERWAY

### 35,000-100,108 SF Available for Lease

Located in Close Proximity to High-Density  
Population Centers, Ocean Ports  
and Interstates!

701 Garasches Lane  
Wilmington, DE 19801

# Building Specifications

|                       |   |
|-----------------------|---|
| <b>BUILDING SIZE</b>  | 100,108 SF  |
| <b>AVAILABLE SIZE</b> | 35,000-100,108 SF   |
| <b>YEAR BUILT</b>     | Original manufacturing space built in 1933   remaining sections developed in 1994 thru 2002 |
| <b>OFFICE</b>         | 2,218 SF  |
| <b>CLEAR HEIGHT</b>   | 22'-28'   |
| <b>COLUMN SPACING</b> | 90' x 30' and 66' x 30'   |
| <b>LOADING</b>        | 14 dock high doors and 1 drive-in door  |
| <b>TRUCK COURT</b>    | 160' truck court (rear)<br>110' truck court (front)   |
| <b>POWER</b>          | Heavy power<br>4000 amp, 3-Phase, 480/277V  |

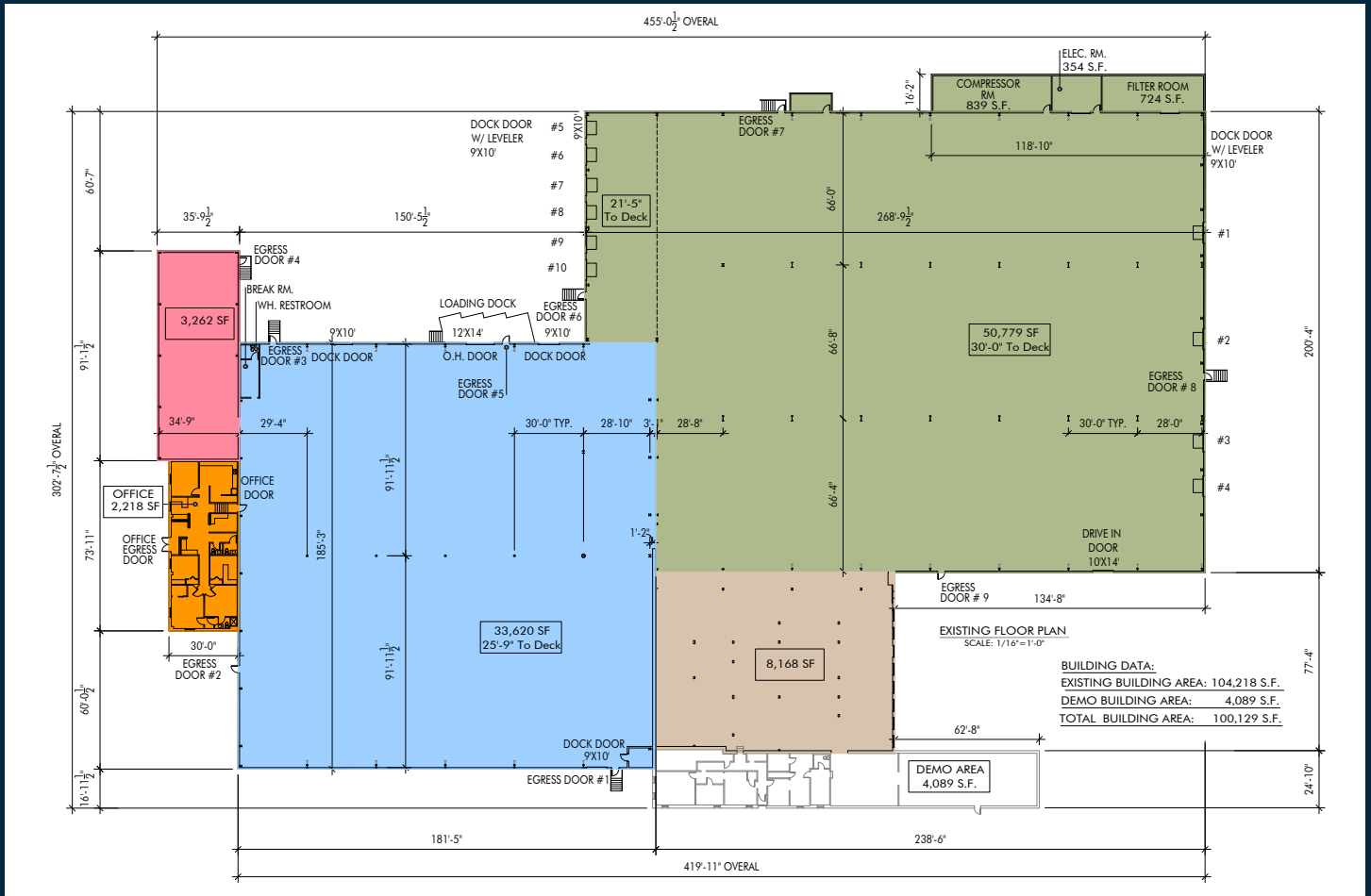


## Improvements Underway

- Installation of new LED lights
- Repainting the interior and exterior of the building
- Repaving the exterior of the building
- Repairing roof
- Installation of security cameras
- Fence-in the existing rear truck court
- Landscaping front entrance
- Installation of new steel doors and steps
- Maintenance and repair of all existing dock doors
- Repairing all existing heaters

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# Building Plan



## Property Description

**701 Garasches Lane** is a well-positioned industrial site located at the edge of the City of Wilmington. 701 Garasches Lane is a 100,108 SF free-standing industrial facility, situated on a  $\pm$ 5.88 acres.

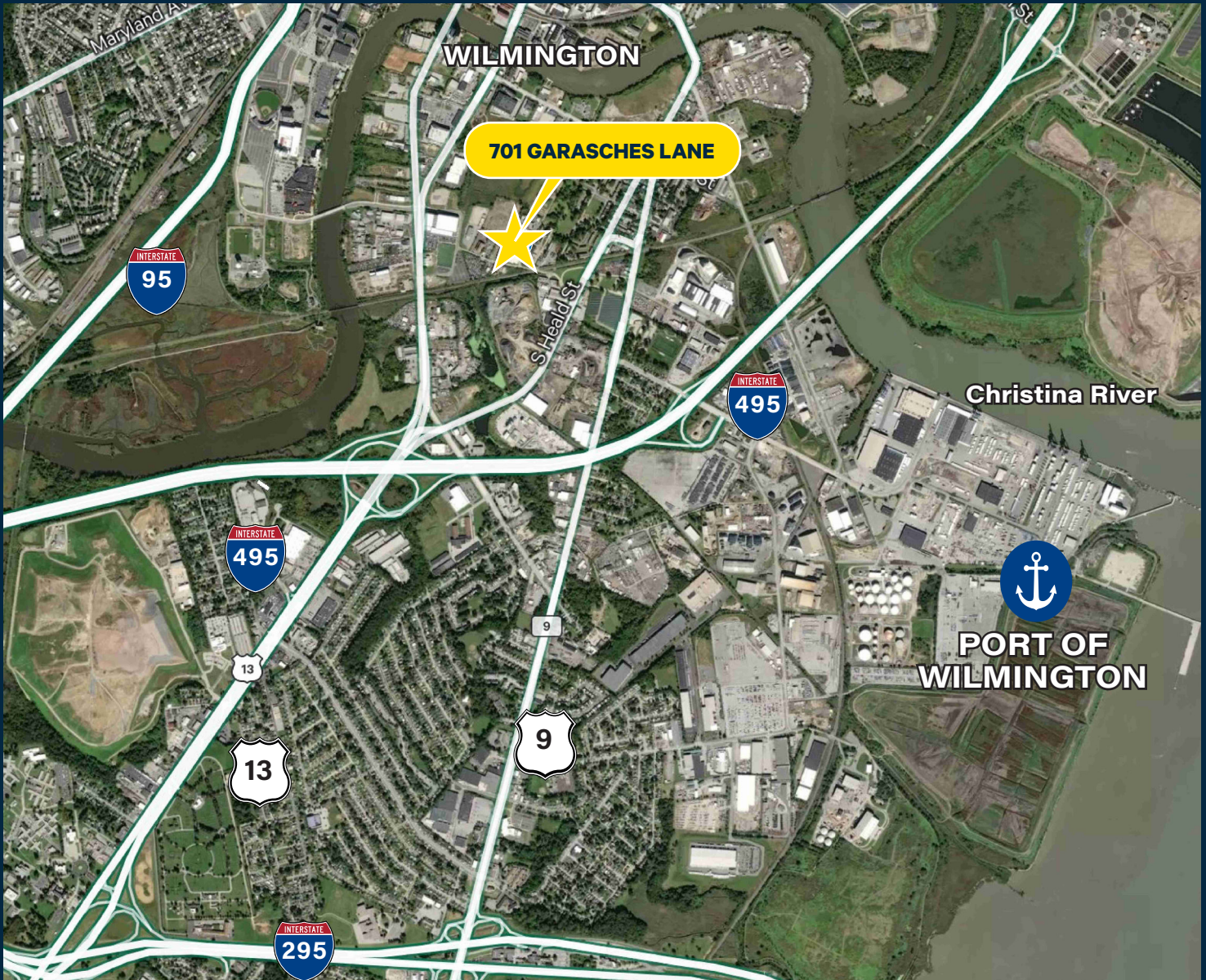
The property offers easy access to I-495, I-95 and I-295. The site is in the path of redevelopment as infrastructure grants have been allocated for funding the necessary east side (east of the Christina River) infrastructure improvements.

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.



**CBRE**

# Location



## CONTACT

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