

NAAMANS ROAD BUSINESS PARK, BUILDING 1

Trevor Cooney

302.283.1800
tcooney@dsmre.com

100 NAAMANS ROAD, CLAYMONT, DE 19703

OFFICE + WAREHOUSE COMBINATION WITH DRIVE-IN ACCESS



DSM
COMMERCIAL

3304 OLD CAPITOL TRAIL \ WILMINGTON, DE 19808 \ 302.283.1800 \ DSMRE.COM



NAAMANS ROAD BUSINESS PARK

100 Naamans Road
Claymont, DE 19703

FLEX SPACE FOR LEASE



THE OPPORTUNITY

Naamans Road Business Park is a five-building, gated warehouse community strategically positioned just off **I-95 and I-495**. This well-maintained complex provides exceptional access to major transportation routes serving the Greater Wilmington and Philadelphia markets.

Building 1 offers a highly functional flex layout designed for today's service, trade, and light industrial users—featuring **temperature-controlled office areas** at the front and **heated warehouse space in the rear**. The combination of efficiency, and convenient drive-in access make this an ideal setting for businesses seeking professional image and operational flexibility in northern Delaware.

PROPERTY SNAPSHOT	DETAIL
Total Size	12,400 SF
Lease Rate	Please contact listing agent
Office/Warehouse Split	± 50 % / 50 %
Ceiling Height	20' clear
Drive-In Bays	Five (15')
Zoning	I - Industrial (NCC)
Parking	Ample on-site
Availability	Immediate



For More Information, Contact:

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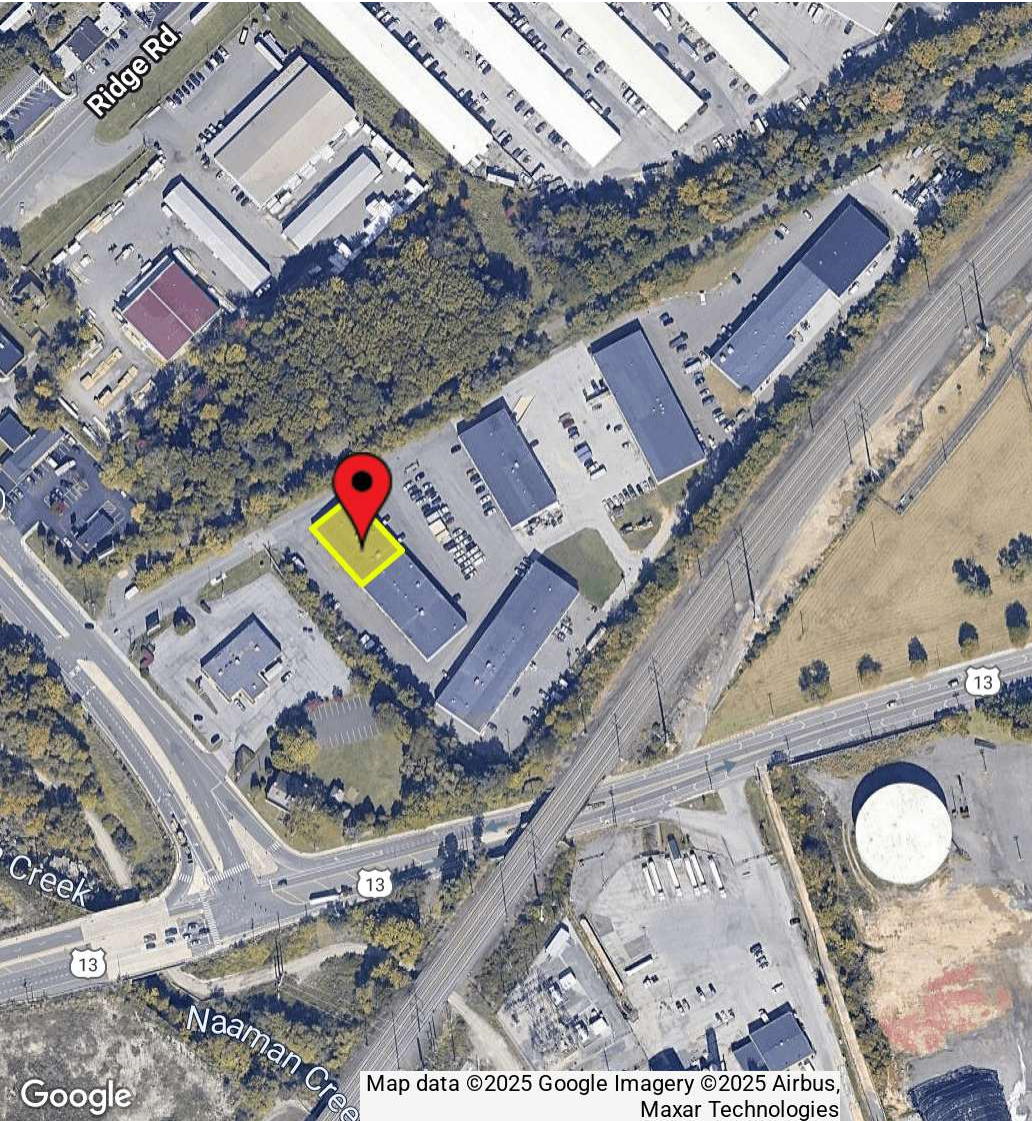
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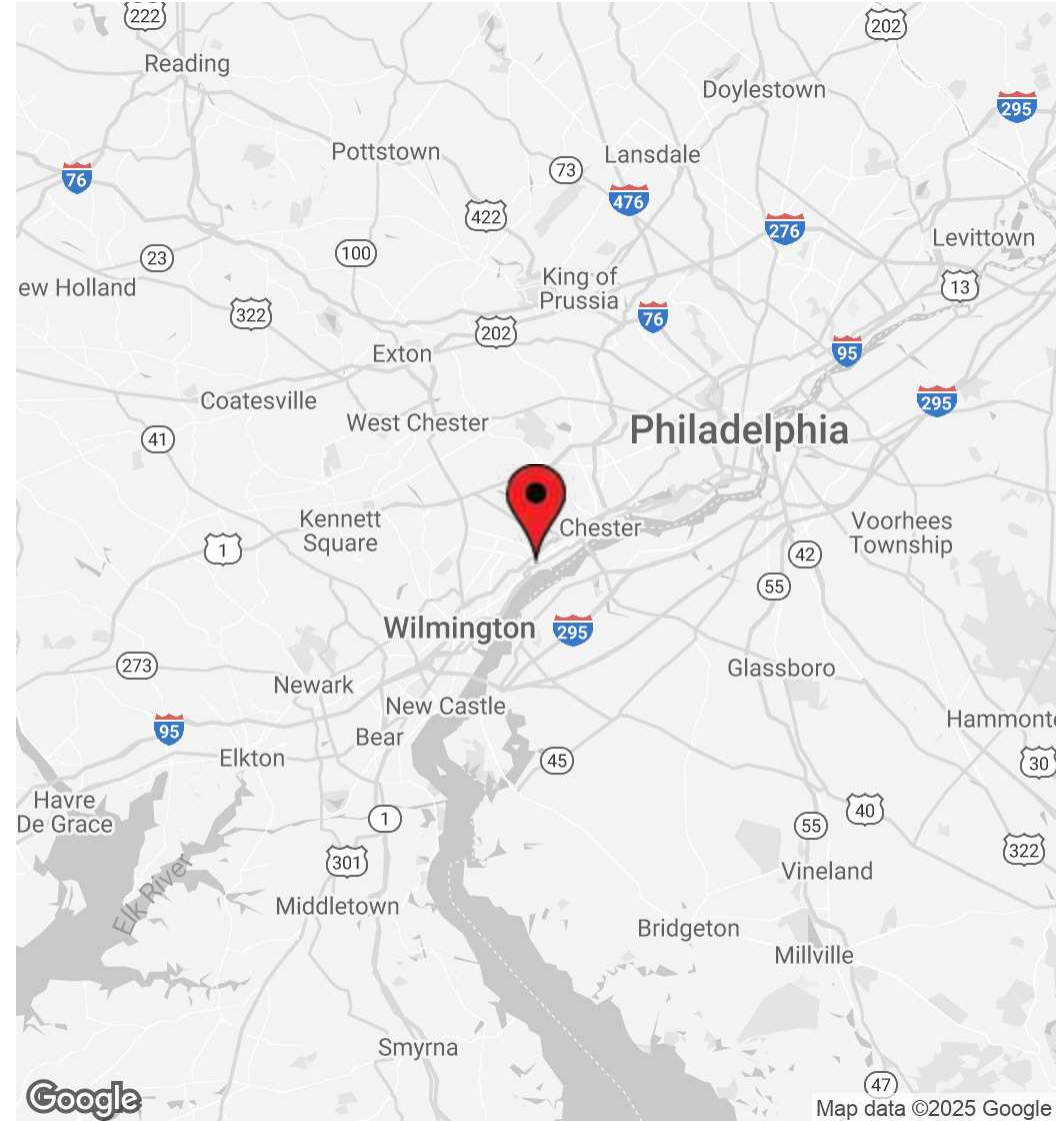
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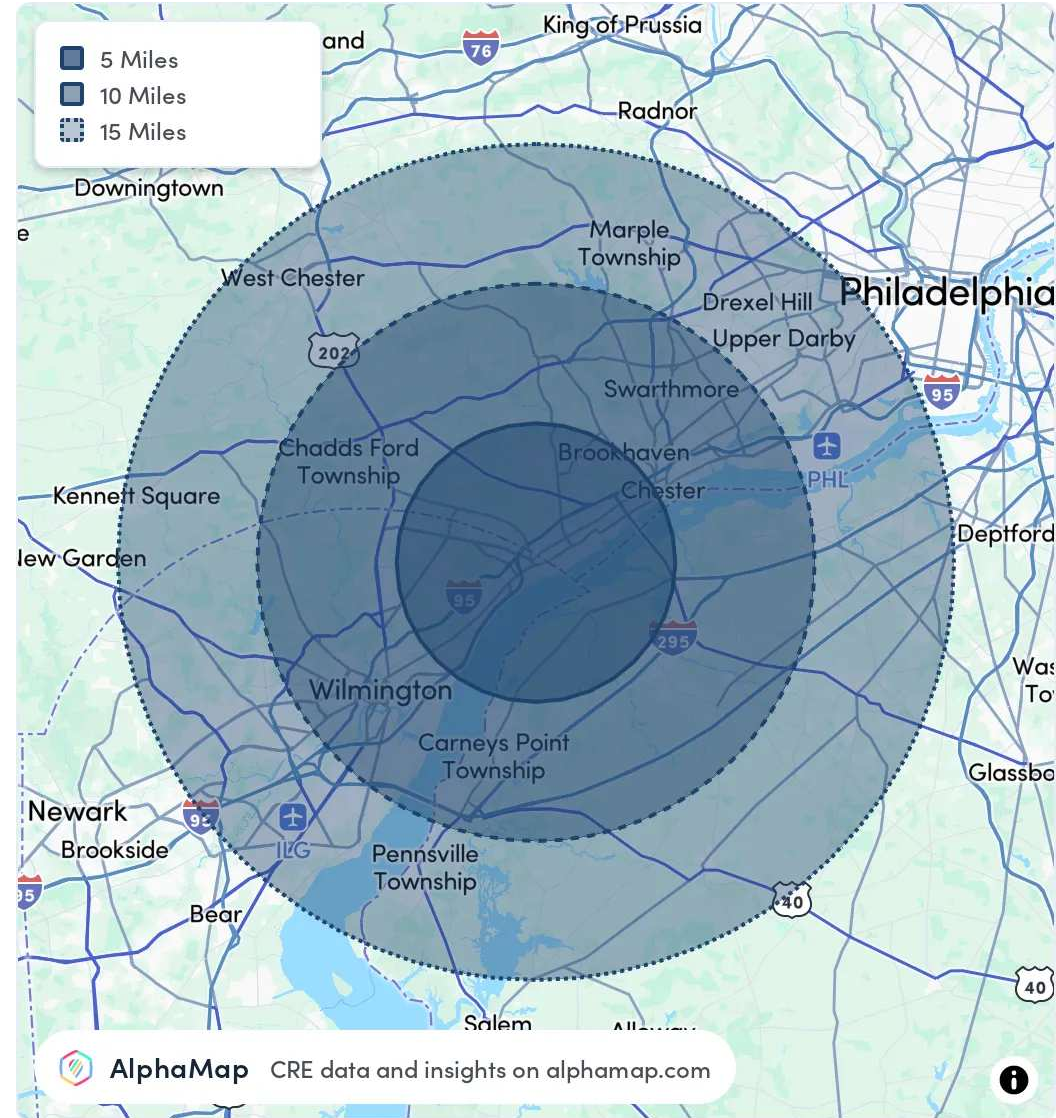


POPULATION	5 MILES	10 MILES	15 MILES
Total Population	158,401	488,423	1,252,299
Average Age	42	42	41
Average Age (Male)	40	40	40
Average Age (Female)	43	43	42

HOUSEHOLD & INCOME	5 MILES	10 MILES	15 MILES
Total Households	62,685	192,081	486,528
Persons per HH	2.5	2.5	2.6
Average HH Income	\$110,920	\$117,259	\$113,953
Average House Value	\$321,814	\$366,767	\$360,061
Per Capita Income	\$44,368	\$46,903	\$43,828

RACE	5 MILES	10 MILES	15 MILES
Population White	94,255	293,842	682,680
Population Black	40,675	115,158	367,040
Population American Indian	436	1,694	3,859
Population Asian	8,041	21,111	68,813
Population Pacific Islander	47	158	402
Population Other	4,907	21,544	46,756

Map and demographics data derived from AlphaMap



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