

# 900 S HEALD STREET

900 S Heald Street, Wilmington, DE 19801



## PROPERTY DESCRIPTION

19,226+/- renovated warehouse with two story office. Warehouse has all new LED lighting with large bathrooms. Office is built to suite with numerous windows and 2 bathrooms.

## LOCATION DESCRIPTION

Wilmington, DE

## PROPERTY HIGHLIGHTS

- Close to I-495, I-95 and Delaware Memorial Bridge
- Near Port of Wilmington
- Fully Renovated Warehouse and office with new asphalt
- 14-16FT ceiling heights with brand new roofs

## OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Available SF:	19,226 SF
Lot Size:	1.58 Acres
Building Size:	19,226 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,076	44,398	76,665
Total Population	5,326	113,017	193,584
Average HH Income	\$43,991	\$52,965	\$64,630

**CHRIS MOORE, CCIM**

Principal  
302.383.1911  
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## EXTERIOR DESCRIPTION

1.58+/- acre property that has had all the surrounding land recently paved.. The warehouse has 6-8 loading height docks that have been recently blocked in, but can be opened. The building has been completely reroofed.

## INTERIOR DESCRIPTION

Large rear warehouse, center courtyard, front smaller warehouse and two story office.

## PARKING DESCRIPTION

New paving around the entire building with parking for 50 cars and several trucks.

## POWER DESCRIPTION

240V 3-Phase

## CHRIS MOORE, CCIM

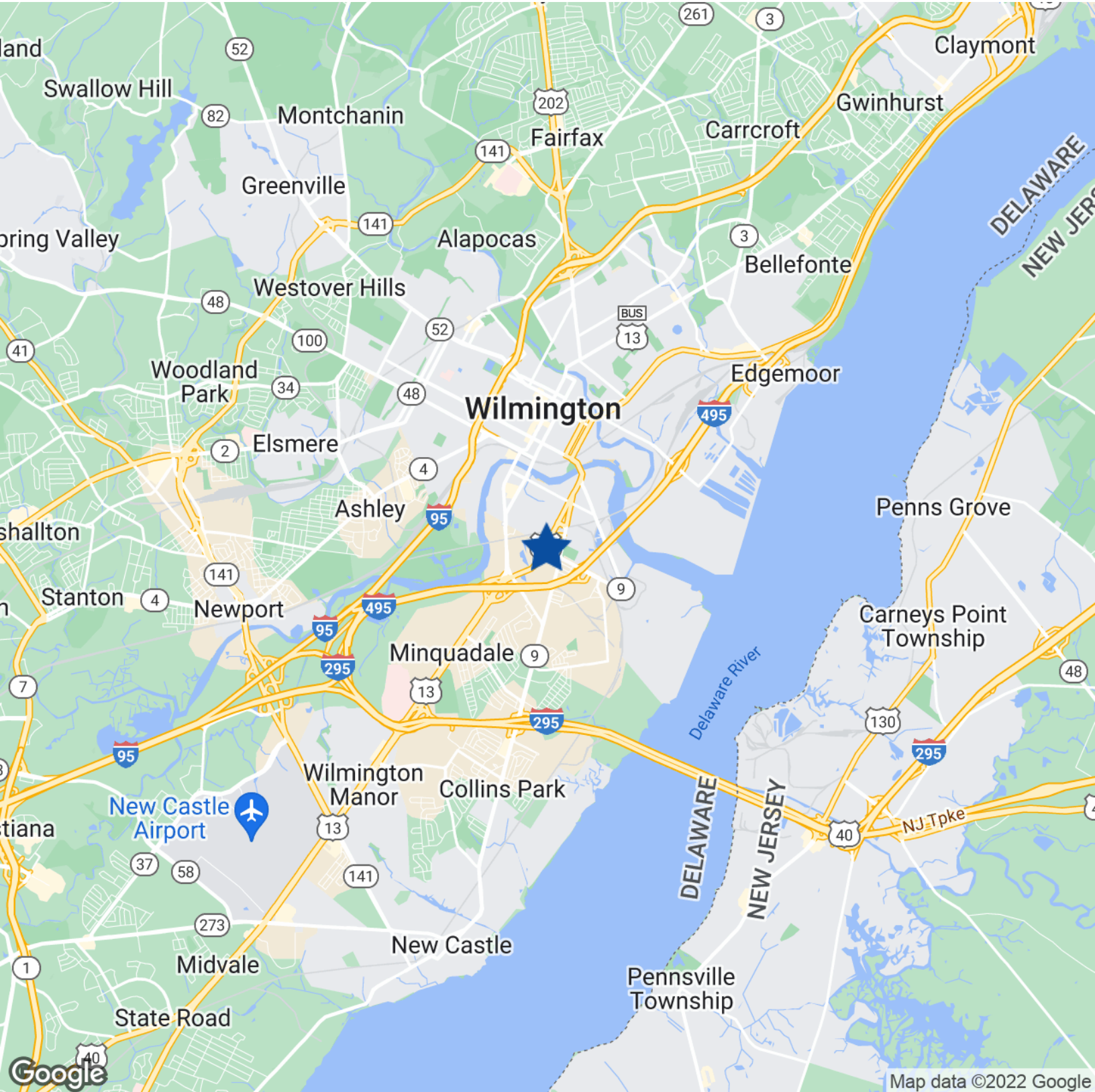
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INDUSTRIAL PROPERTY FOR LEASE

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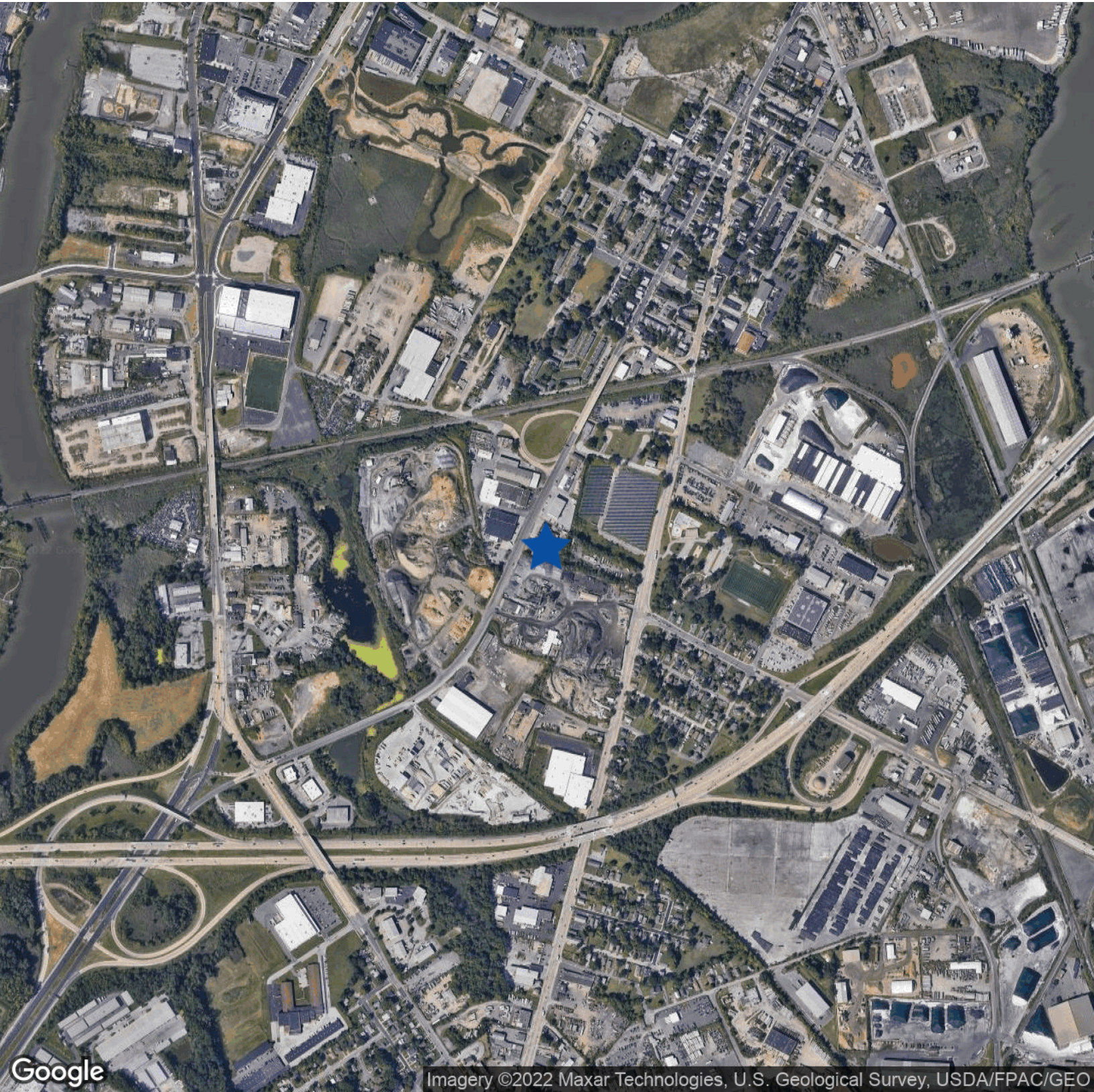
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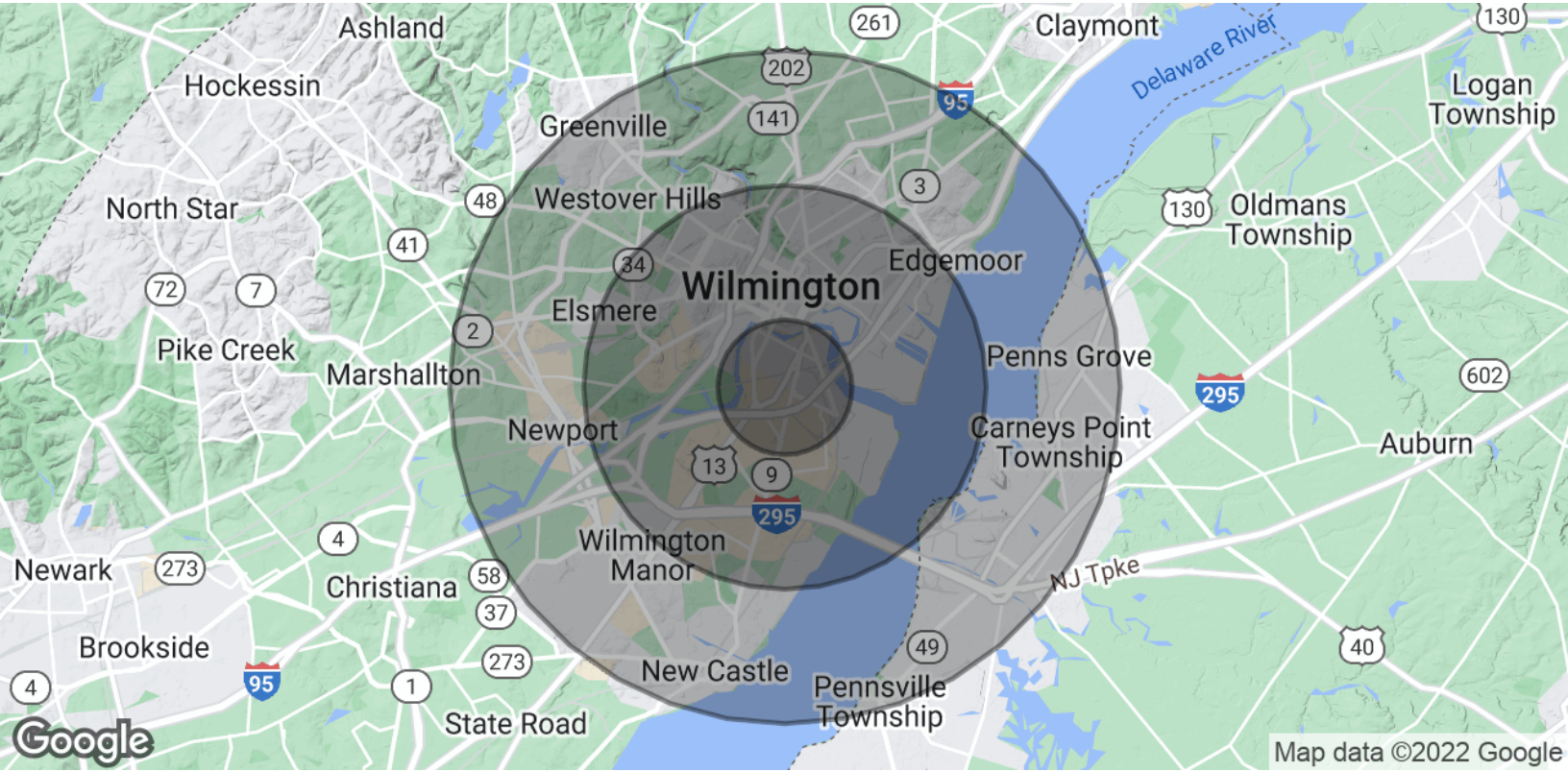
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,326	113,017	193,584
Average Age	34.1	35.1	37.0
Average Age (Male)	31.3	33.1	35.5
Average Age (Female)	35.7	36.7	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,076	44,398	76,665
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$43,991	\$52,965	\$64,630
Average House Value	\$210,588	\$221,704	\$261,582

\* Demographic data derived from 2010 US Census

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Rear View



Side View



Interior



Interior

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