

100 & 300 D AND S LANE

BEAR, DE 19701



VALUE ADD OPPORTUNITY

**TWO BUILDINGS
124,000 SF ON 8 ACRES**



**REPRESENTED BY
THE FLYNN COMPANY**

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**The
Flynn
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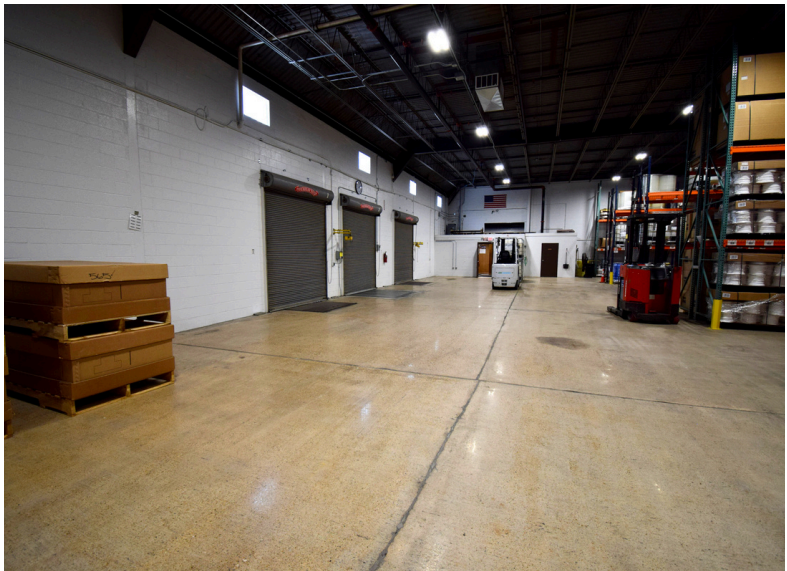
PROPERTY DETAILS

100 & 300 D and S Lane are two modern, and extremely well-maintained industrial buildings located in Bear, DE. Both buildings will be vacant upon a sale, positioning themselves nicely for an owner/user or an investor looking for a value add opportunity. Route 72 is in the process of being widened, which will improve access to Route 1 & I-95.

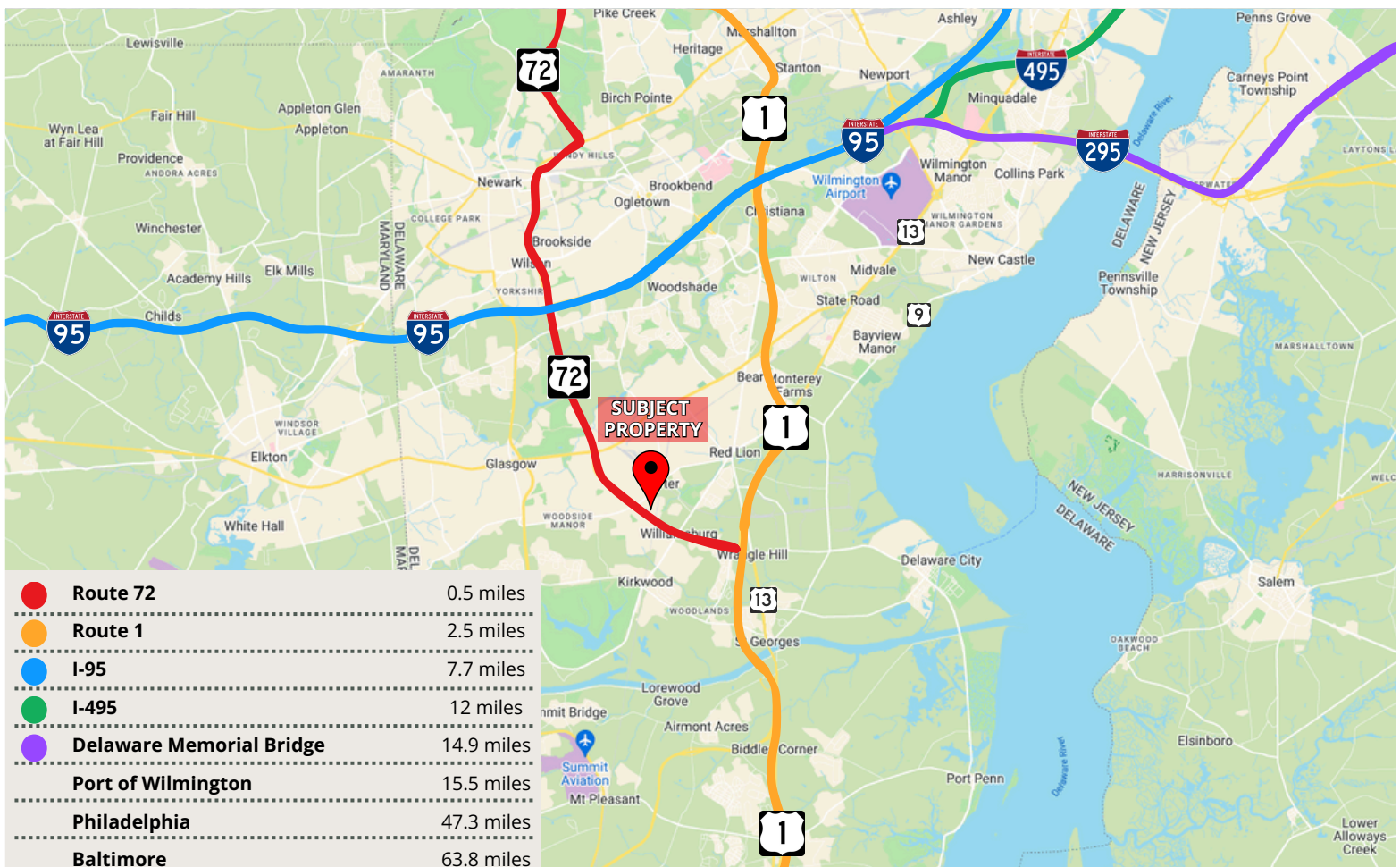


PROPERTY ADDRESS:	100 D and S Lane, Bear, DE	300 D and S Lane, Bear, DE
MARKET:	Philadelphia MSA	Philadelphia MSA
SUBMARKET:	New Castle County	New Castle County
LOT SIZE:	2.74 acres	5.43 acres
BUILDING SIZE:	40,000 SF	84,733 SF
BUILDING DIMENSIONS:	Approx. 200' x 200'	Approx. 444' x 190'
OFFICE SIZE:	250 SF	3,000 SF (two floors)
CEILING HEIGHT:	20' clear	21' - 24' clear
LOADING:	3 dock doors with pit levelers, 1 drive in (14'x14')	11 dock doors (9 with pit levelers), 1 drive in (14'x14')
ELECTRICAL:	650 Amps, 480/277v, 3p	925 Amps, 480/277v, 3p & 400 Amps 208/120v, 3p
COLUMN SPACING:	40' x 39'	46' x 42' & 46' x 32'
SPRINKLER:	ESFR	ESFR and Dry System
BUILT:	1970	1992, addition in 1996
CONSTRUCTION	Steel framed, CMU Block (insulated), all new electric, sprinkler, HVAC, and lighting as of 2023.	Steel framed, Split faced block / CMU Block (insulated)
ROOF:	EPDM, New 2017 with 20 year warranty	Metal, recoated in 2017 with 10 year warranty
ZONING:	I-UDC - Industrial	I-UDC - Industrial

PROPERTY PHOTOS



LOCATION



**For More Information
Please Contact:**

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