



**OFFERING SUMMARY**

Available SF:	1,950 - 10,000 SF
Lease Rate:	\$6.50 - 10.00 SF/yr (NN; NNN)
Year Built:	2005
Building Size:	33,000 SF
Zoning:	C1 General Business
Market:	Eastern Shore MD
Submarket:	Sussex County

**PROPERTY OVERVIEW**

Stone Creek Business Park is comprised of professional office/retail space in the front two buildings with warehouse flex space in the rear buildings. There are currently two front office/retail buildings and two rear buildings with room to add 16 more buildings or complete a build-to-suit custom to a tenant's needs. The owner can quickly pull permits on a new building and can have it ready in months.

**PROPERTY HIGHLIGHTS**

- Business Park Atmosphere on U.S. Rt. 13
- Brand New Space Below Market Rents
- Convenient location between Seaford, DE and Salisbury, MD
- Can Build-to-Suit a new building

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Additional Photos



# Additional Photos



# Available Spaces

**LEASE TYPE** | NN; NNN    **TOTAL SPACE** | 1,950 - 10,000 SF    **LEASE TERM** | Negotiable    **LEASE RATE** | \$6.50 - \$10.00 SF/yr

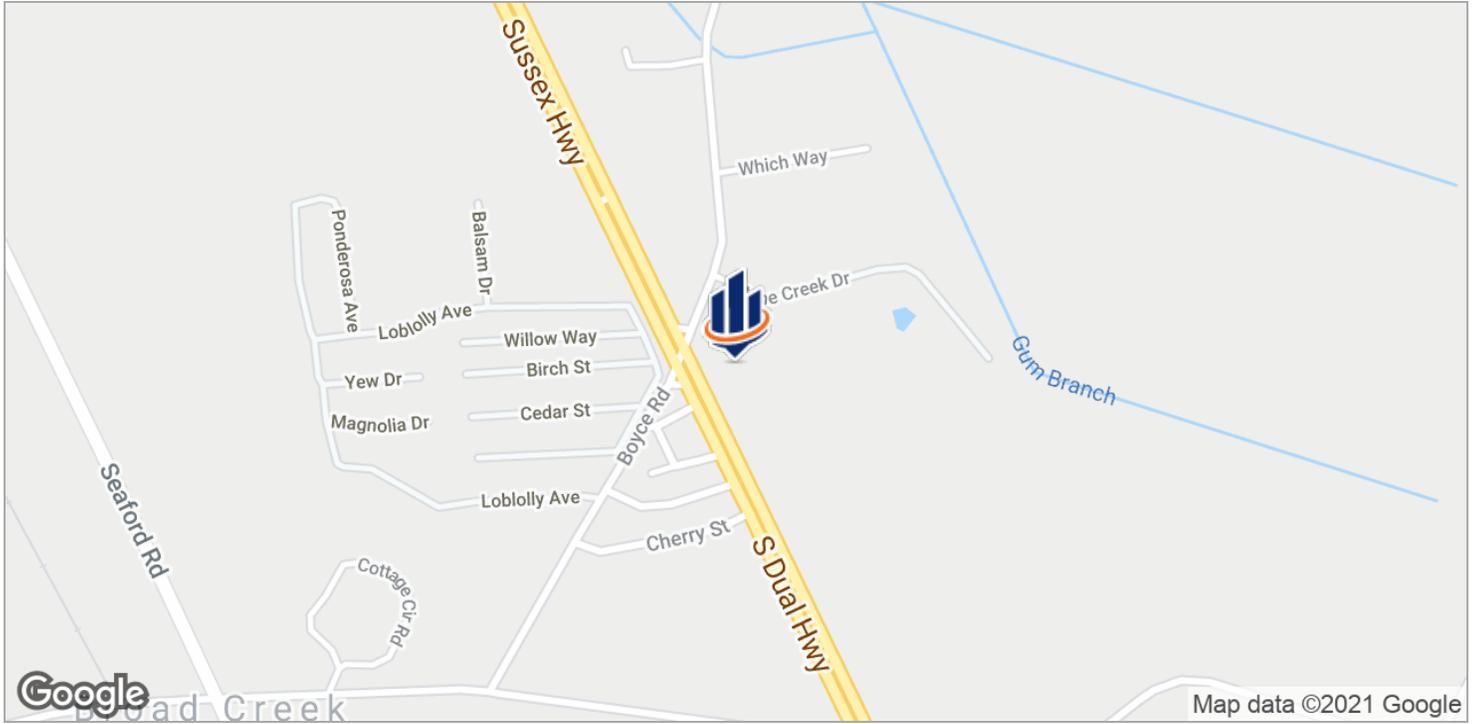


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
10252-2	Available	1,950 SF	Modified Net	\$9.00 SF/yr	Open floor plan layout. Landlord is ready to make deals!! 1,950 +/- sqft available fronting directly on U.S. Rt. 13. Landlord v
10250-3	Available	1,950 SF	NNN	\$10.00 SF/yr	Previous use was a beauty salon. Nice upgraded floors. Landlord is ready to do deals!! Great location on Rt. 13 in Laurel D
10256-1	Available	10,000 SF	NNN	\$6.50 SF/yr	Landlord will custom build to tenants needs. Potential for 18 total 10,000 sqft buildings can be built.



[NOT TO SCALE]

# Location Maps



# Disclaimer

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