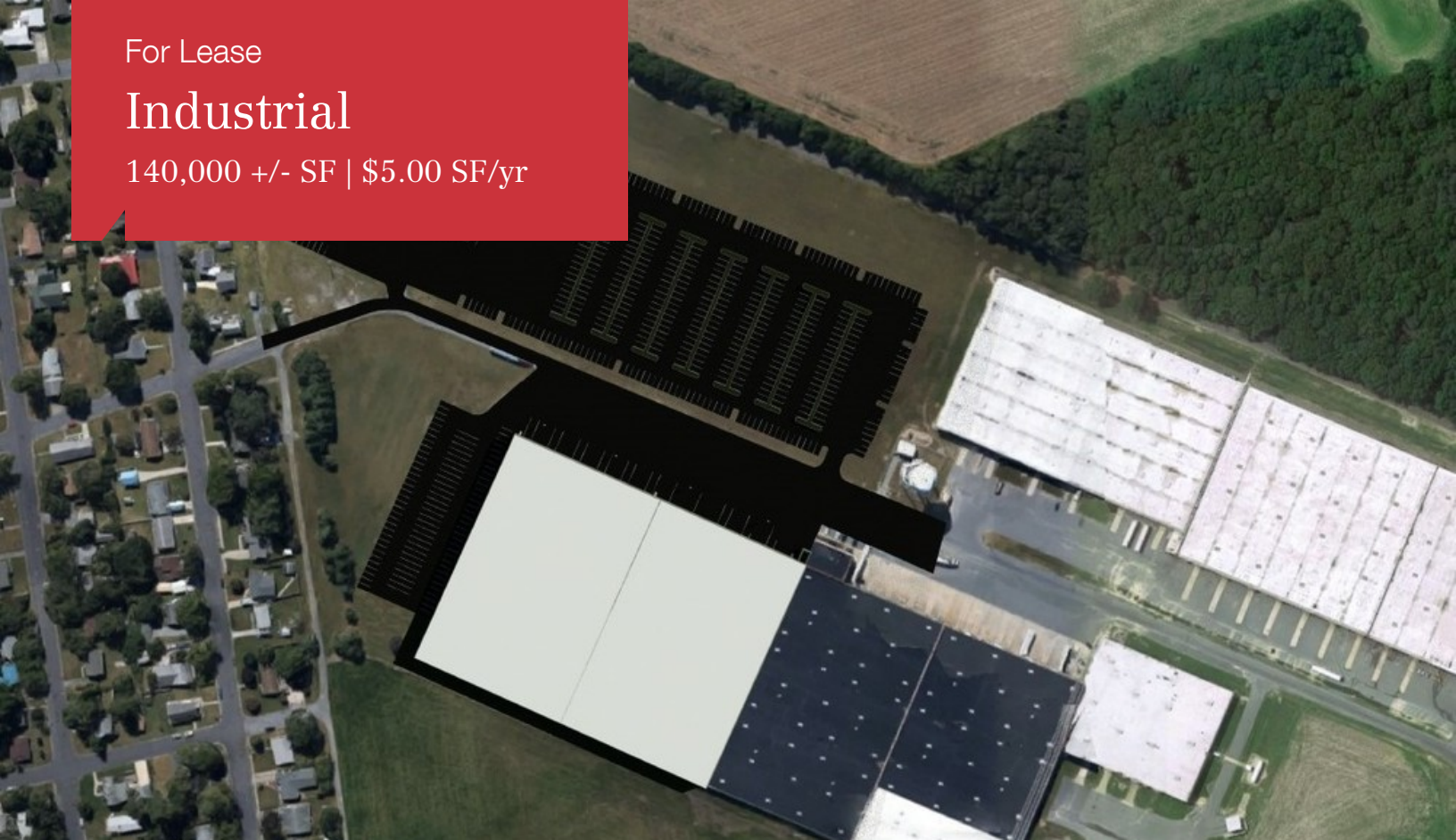


For Lease

Industrial

140,000 +/- SF | \$5.00 SF/yr



Seaford Warehouses

1700 Dulaney Street and 200 Allen Street
Seaford, Delaware 19973

Property Highlights

- 143,000 +/- SF of total warehouse/industrial space
- 23.5 total acres of land
- Can be leased in full or divided to accommodate multiple tenants (20,000 SF minimum)
- 10 total loading docks
- 18' - 23' +/- ceilings
- Easy access to interstates en route to Washington DC, Baltimore, Philadelphia and Wilmington, DE. Close to DE/MD beaches

Property Description

Up to 143,000 +/- SF of flexible industrial/warehouse space available for lease in Seaford, Delaware on Dulaney and Allen Street. The combined site offers: 5 dock height loading docks and features +/- 23' ceilings on 10.53 acres (Dulaney St.) and 5 dock height loading docks, 2 drive-in doors with +/- 18' ceilings on 13 acres (Allen St.) Can be leased in full or divided to accommodate multiple tenants (20,000 SF minimum).

OFFERING SUMMARY

Available SF	143,000 +/- SF
Lease Rate	\$5.00 SF/yr (NNN)
Building Size	291,000 SF

DEMOGRAPHICS

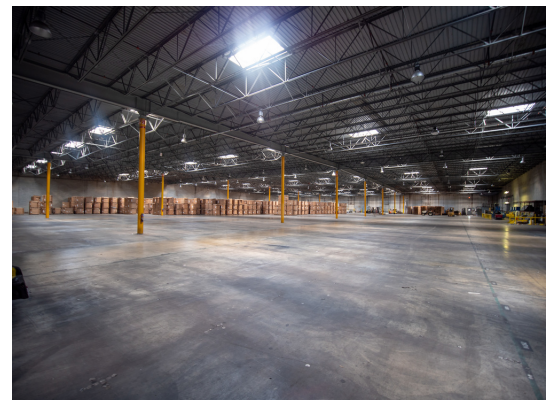
Stats	Population	Avg. HH Income
5 Miles	20,964	\$55,613
15 Miles	89,317	\$57,900
20 Miles	192,892	\$59,784

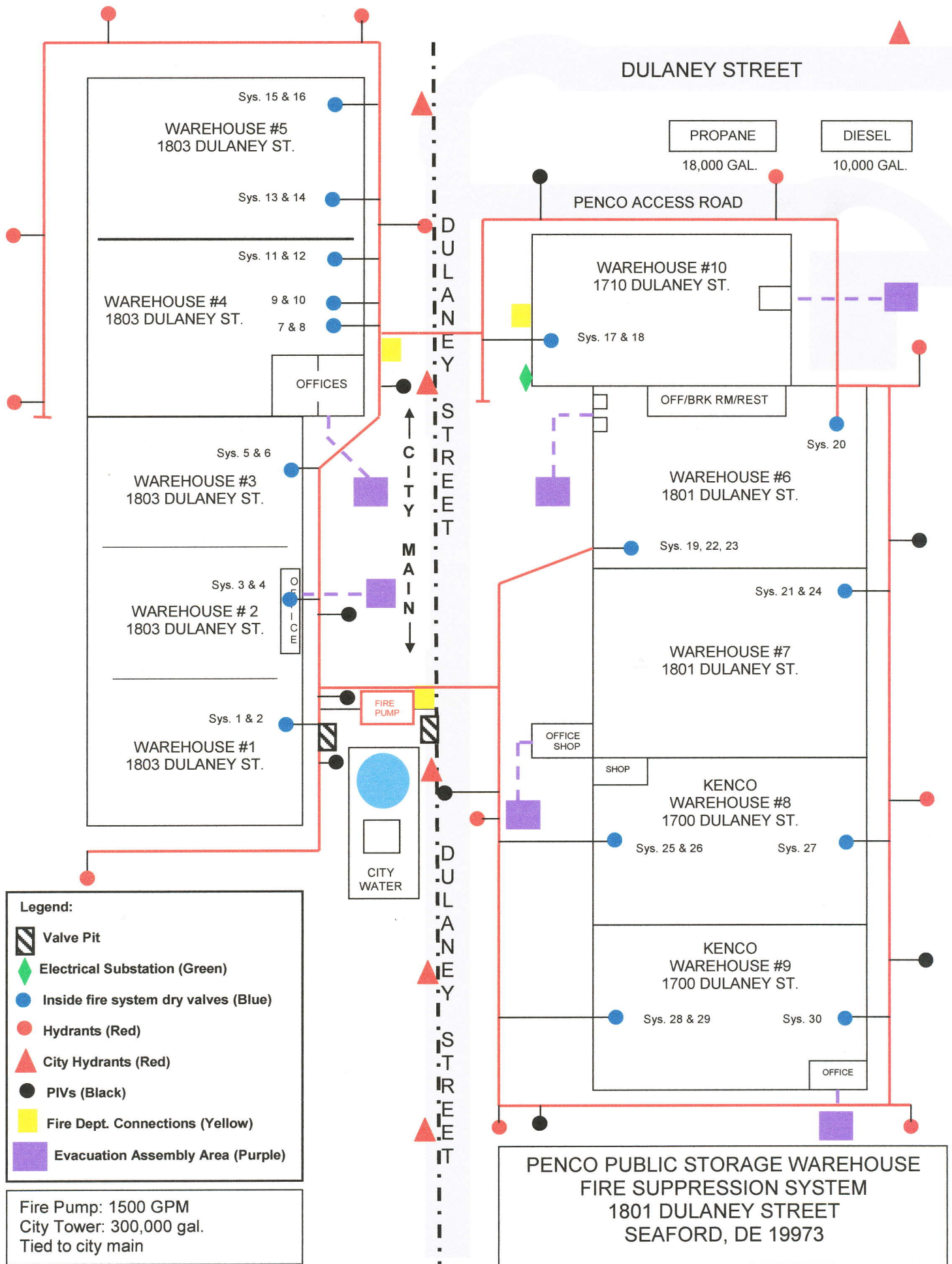
For more information

Bradley Gillis

O: 410 543 5115
brad@naicoastal.com

For Lease - 1700 Dulaney Street
Industrial Property
143,000 +/- SF | \$5.00 SF/yr

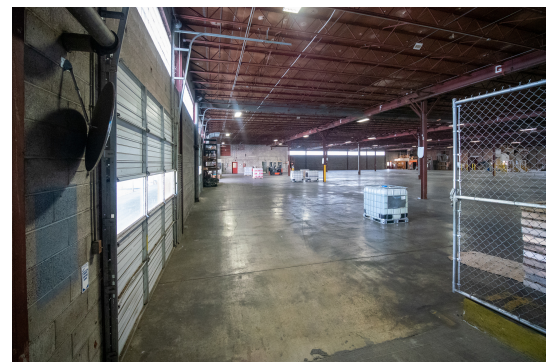
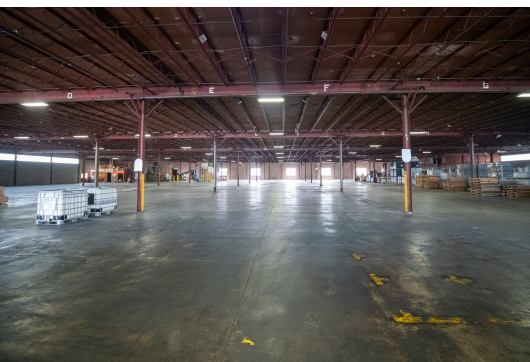




For Lease - 200 Allen Street

Industrial Property

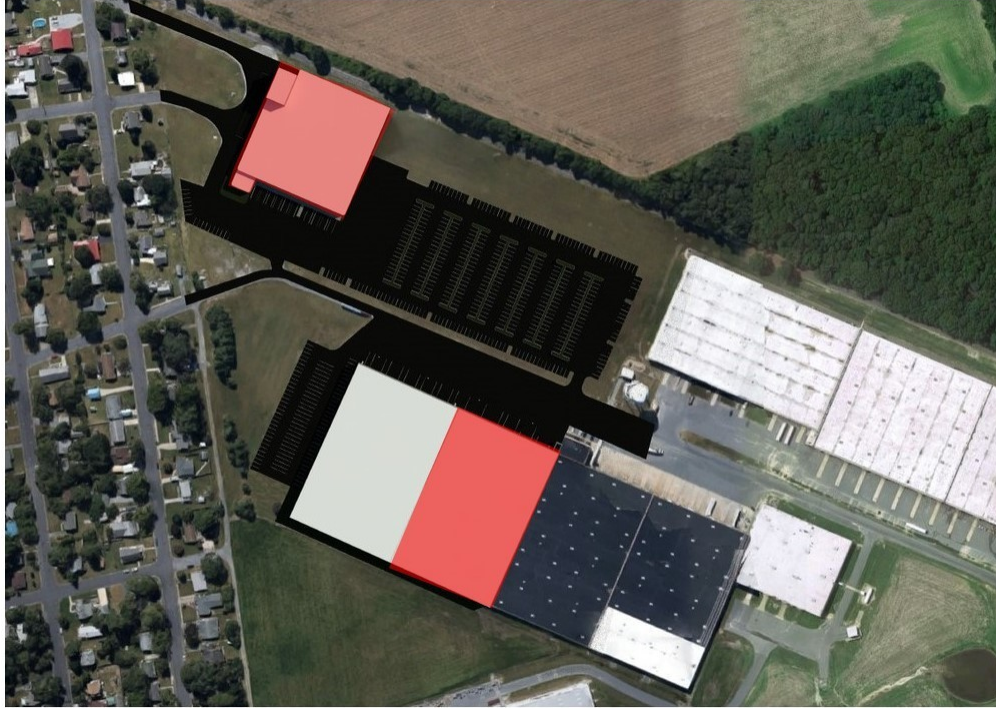
143,000 +/- SF | \$5.00 SF/yr



For Lease

Industrial Property

143,000 +/- SF | \$5.00 SF/yr



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	143,000 SF	Lease Rate:	\$5.00 SF/yr

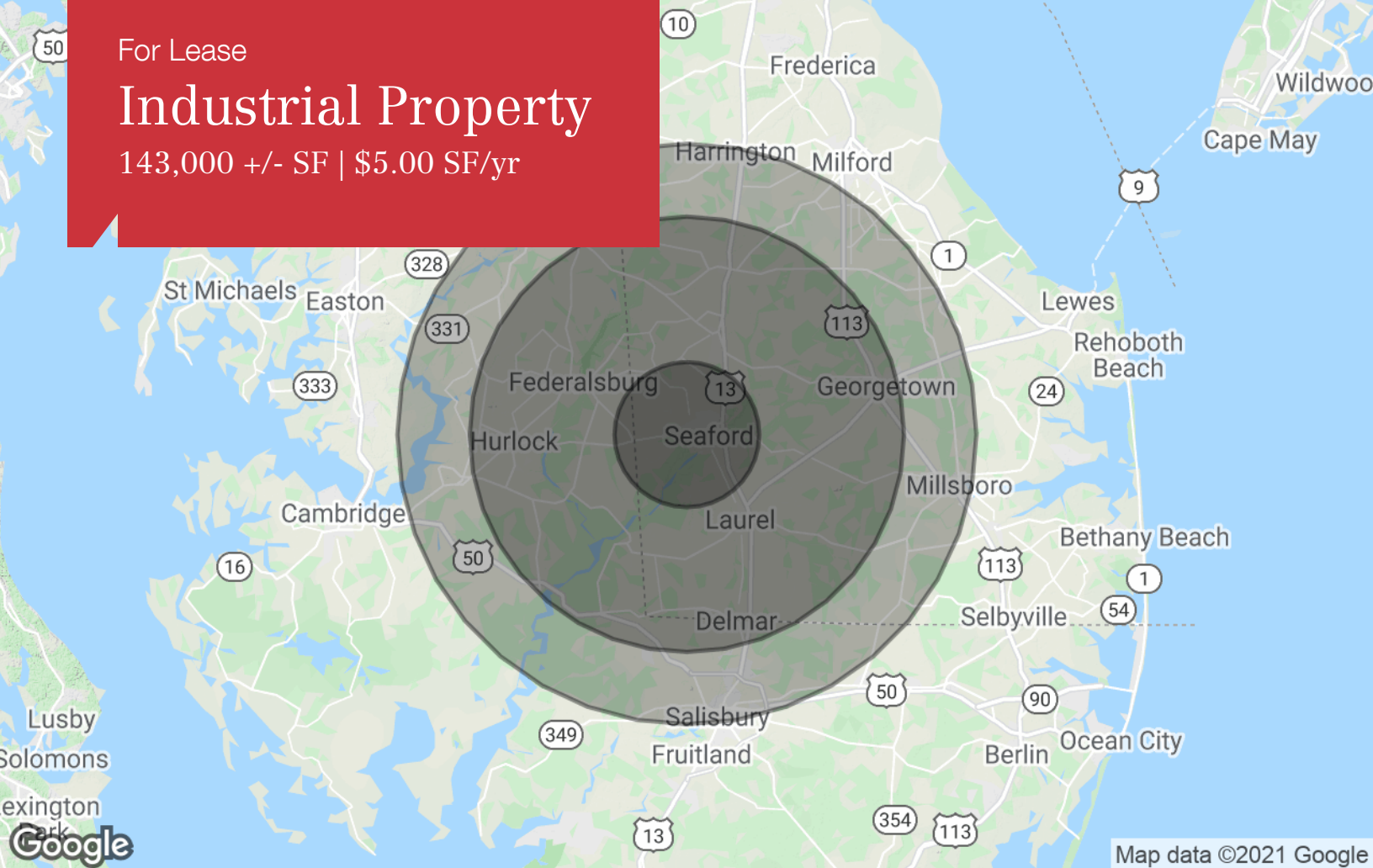
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
200 Allen / 1700 Dulaney	Available	143,000 SF	NNN	\$5.00 SF/yr	Property can be leased in full: 143,000 SF +/- of industrial/warehouse space available on 23.53 acres of land.
200 Allen / 1700 Dulaney	Available	143,000 SF	NNN	\$5.00 SF/yr	Property can be divided to accommodate multiple tenants: increments of 20,000 SF per user.

For Lease

Industrial Property

143,000 +/- SF | \$5.00 SF/yr



Map data ©2021 Google

	5 Miles	15 Miles	20 Miles
Population			
TOTAL POPULATION	20,964	89,317	192,892
MEDIAN AGE	39.2	39.4	37.7
MEDIAN AGE (MALE)	37.1	38.4	36.7
MEDIAN AGE (FEMALE)	41.3	40.1	38.6
Households & Income			
TOTAL HOUSEHOLDS	7,844	33,317	70,809
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$55,613	\$57,900	\$59,784
AVERAGE HOUSE VALUE	\$268,956	\$243,939	\$223,312
Race			
% WHITE	71.5%	74.4%	71.1%
% BLACK	19.7%	20.7%	23.2%
% ASIAN	3.1%	1.5%	1.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.1%	0.3%
% OTHER	5.4%	3.3%	3.7%
Ethnicity			
% HISPANIC	6.4%	5.0%	6.7%

* Demographic data derived from 2010 US Census

For Lease

Industrial Property

143,000 +/- SF | \$5.00 SF/yr

