



28,560 ± SF Flex/Warehouse Space

AVAILABLE SPACE

Available: 28,560 ± SF

Sublease Rate: \$11.75/SF NNN

Availability: Q2 2026

Preferred Term Through 6/30/2029 or longer

Tim Plemmons

302 221 7255 Direct

610 675 5591 Cell

tplemmons@emoryhill.com

Zuhua (Jenny) Sabol

302 221 7232 Direct

302 437 5660 Cell

zuhuasabol@emoryhill.com

PROPERTY DESCRIPTION

Flex warehouse space in a prime Newark location, ideal for warehouse, distribution, or light manufacturing users. Convenient access to major highways supports efficient operations and regional connectivity.

SPACE HIGHLIGHTS

- Loading: Four (4) docks
- Power: 1,000 amps / 3 phase
- Clear Height: 20'
- Floor Slab: 6"
- Zoning: Industrial
- Office: 3,000 ± SF



📍 10 Corporate Circle, Suite 100, New Castle, DE 19720

📞 302 322 9500

🌐 naiemoryhill.com

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c: 610 675 5591

e: tplemmons@emoryhill.com

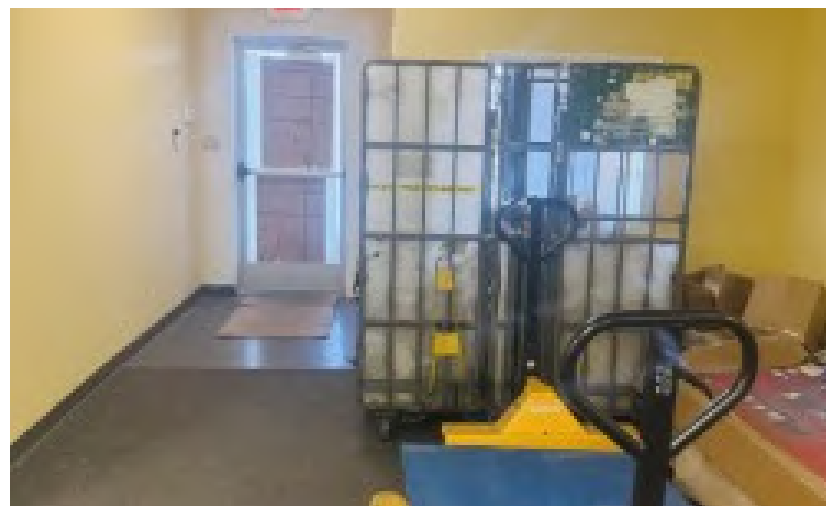
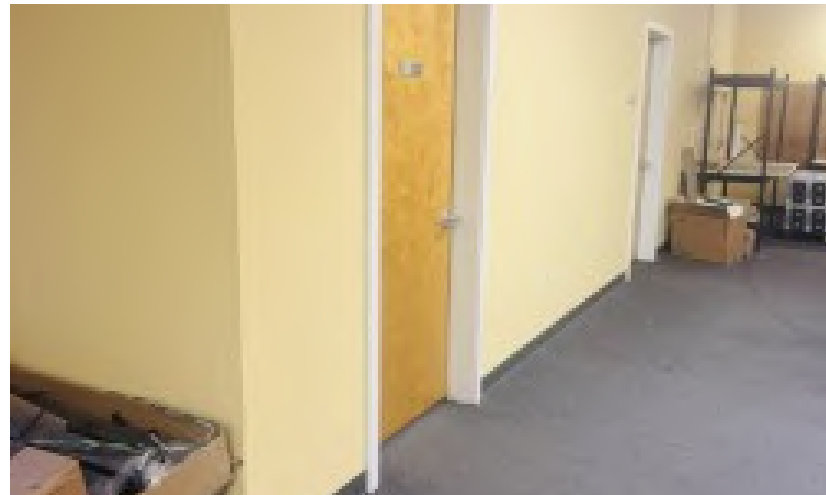
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Warehouse for Sublease

300 Ruthar Drive, Units 6-10
Newark, DE 19711



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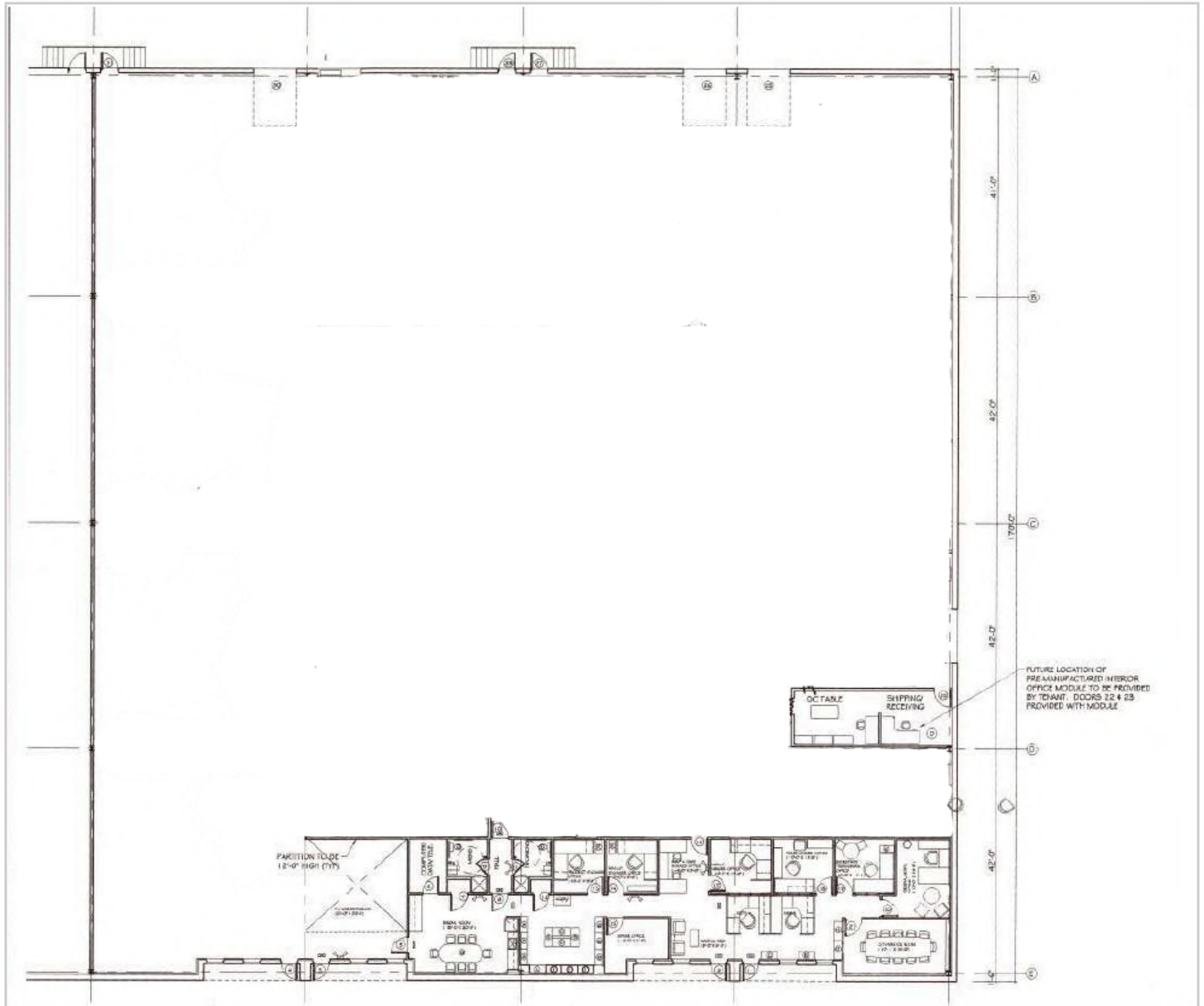
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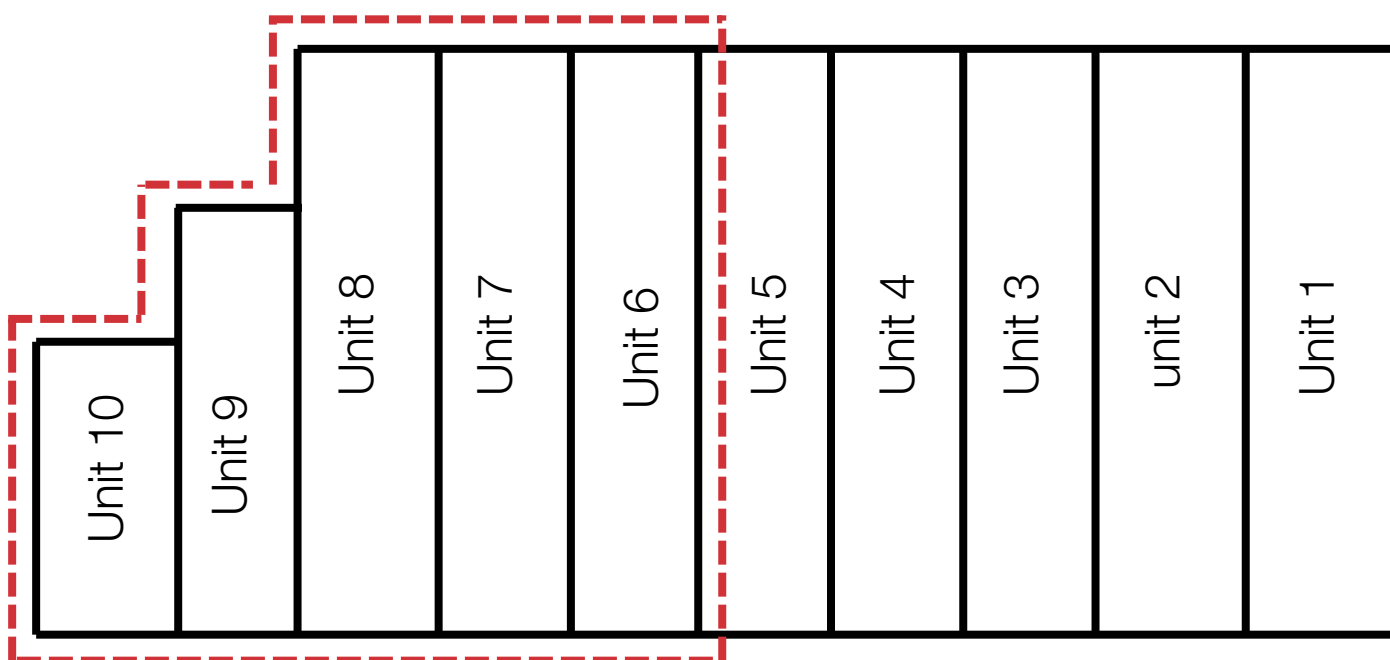
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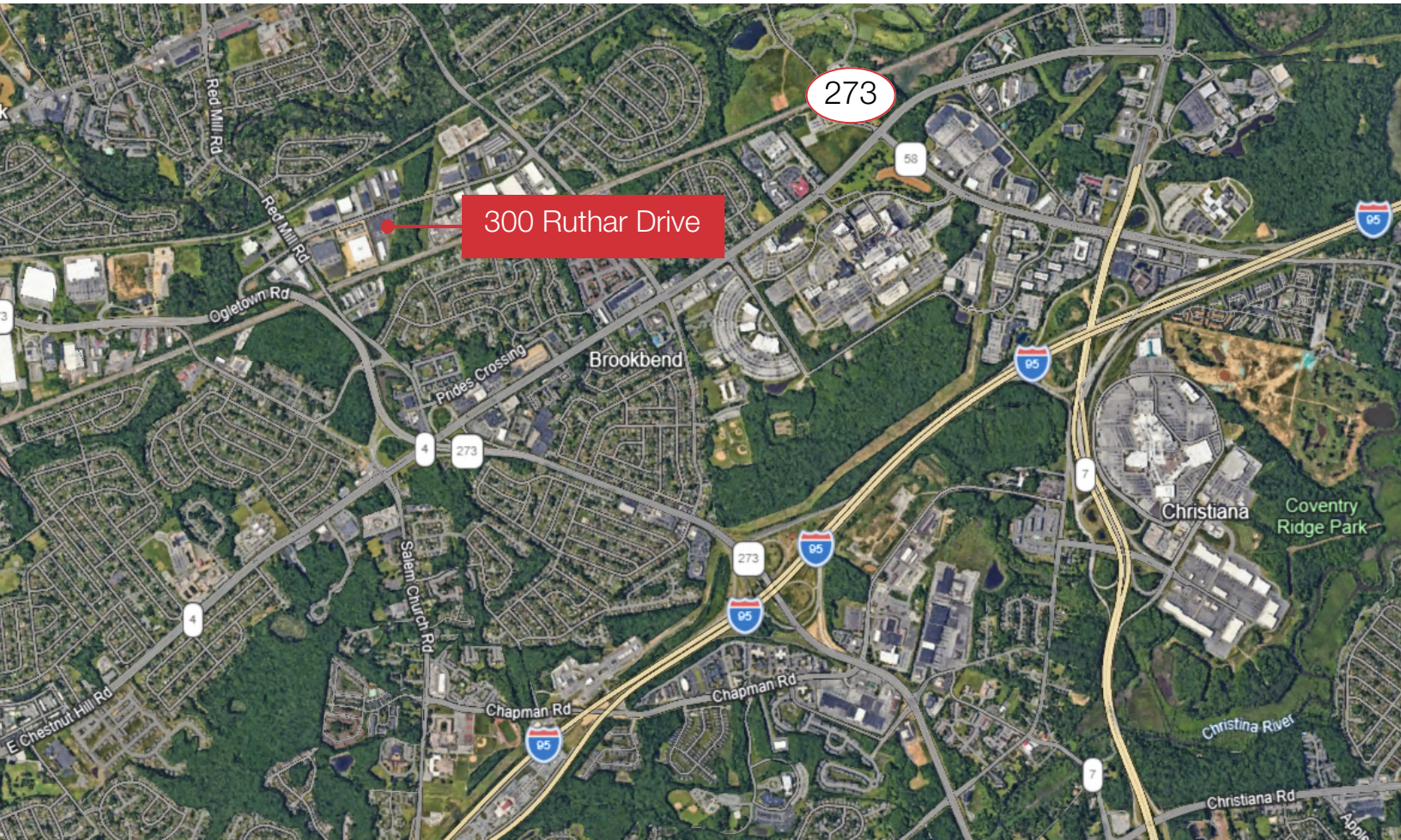
Floor Plan (Partial)





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