

119 PATRIOT DR, SUITE A,B,C MIDDLETOWN, DE



OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (\$3.98NNN)
Building Size:	10,690 SF
Available SF:	5,292 SF

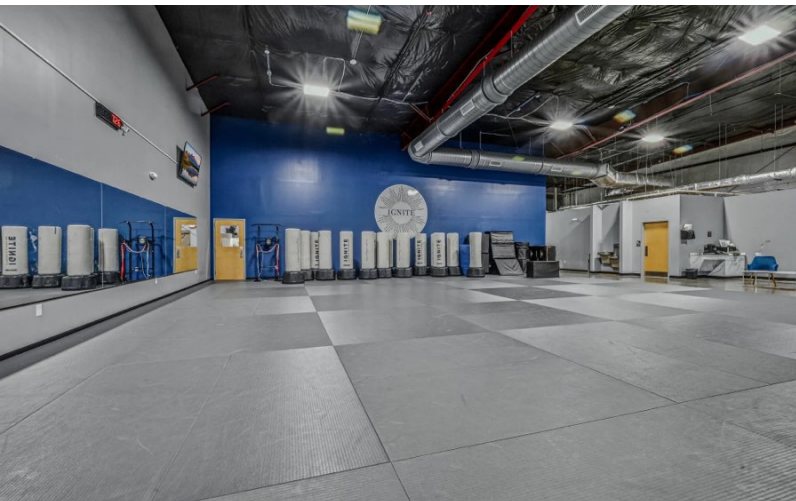
PROPERTY OVERVIEW

5,292 SF of the best flex space available for lease in one of Middletown's newer flex parks. The property is located off Middletown Warwick Road (301) and sits at the base of the 301 bypass. Patriot Drive is on the west side of Middletown, and is minutes from Delaware/Maryland border. This location is fully conditioned, includes a separate office area, additional rooms and the large open warehouse space with three roll up doors.

SPACE	LEASE RATE	SPACE SIZE
A, B, C	\$14.00 SF/yr	5,292 SF

INDUSTRIAL PROPERTY
FOR LEASE

119 PATRIOT DR, SUITE A,B,C MIDDLETOWN, DE



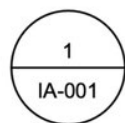
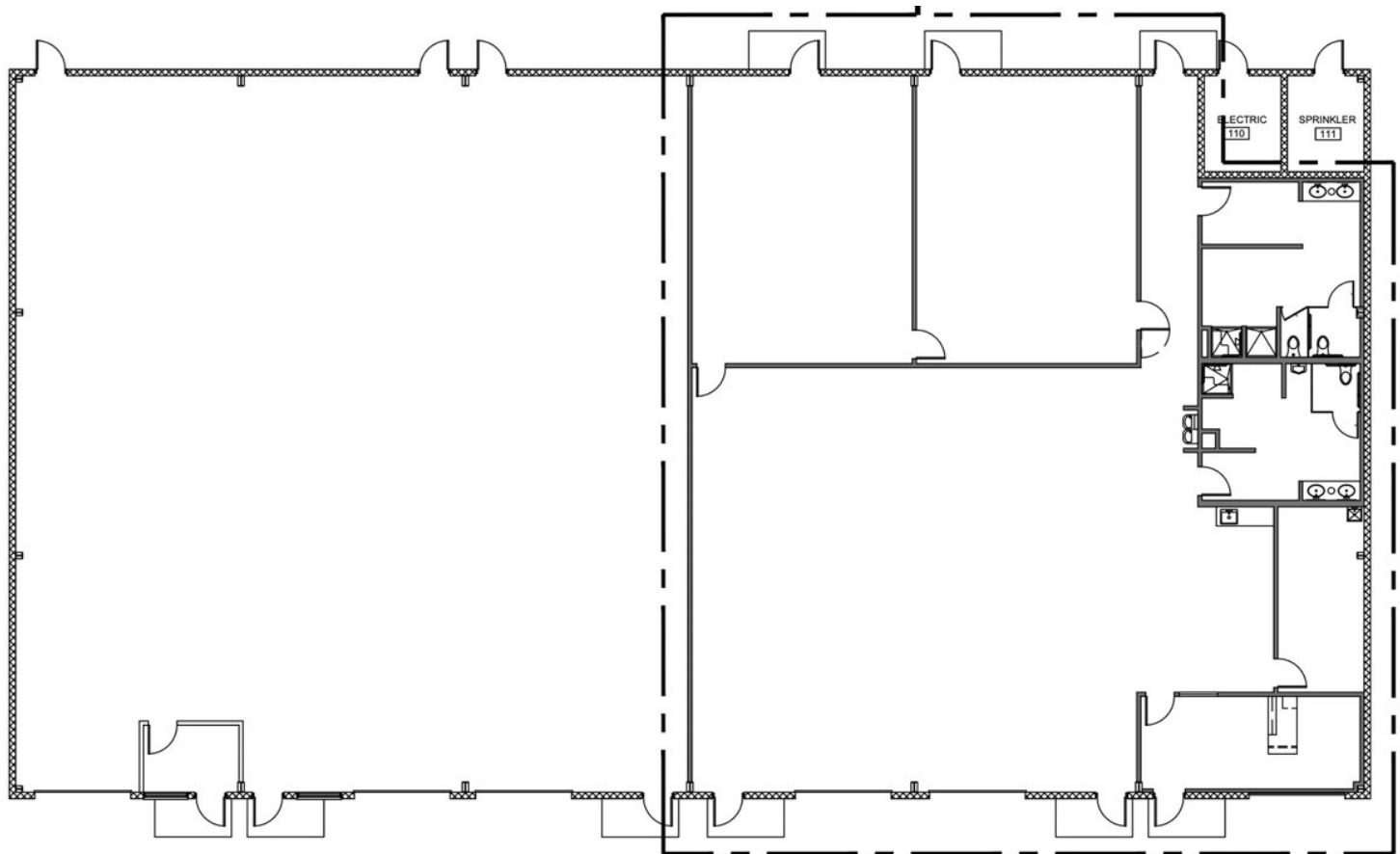
JEFF SHAHAN, SIOR
Founder
302.545.2392
jeff@sbrealtyco.com

SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808



INDUSTRIAL PROPERTY
FOR LEASE

119 PATRIOT DR, MIDDLETOWN, DE



KEY PLAN

SCALE: 1/16"=1'-0"

JEFF SHAHAN, SIOR

Founder

302.545.2392

jeff@sbrealtyco.com

SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808



INDUSTRIAL PROPERTY
FOR LEASE

119 PATRIOT DR, SUITE A,B,C MIDDLETOWN, DE



JEFF SHAHAN, SIOR

Founder

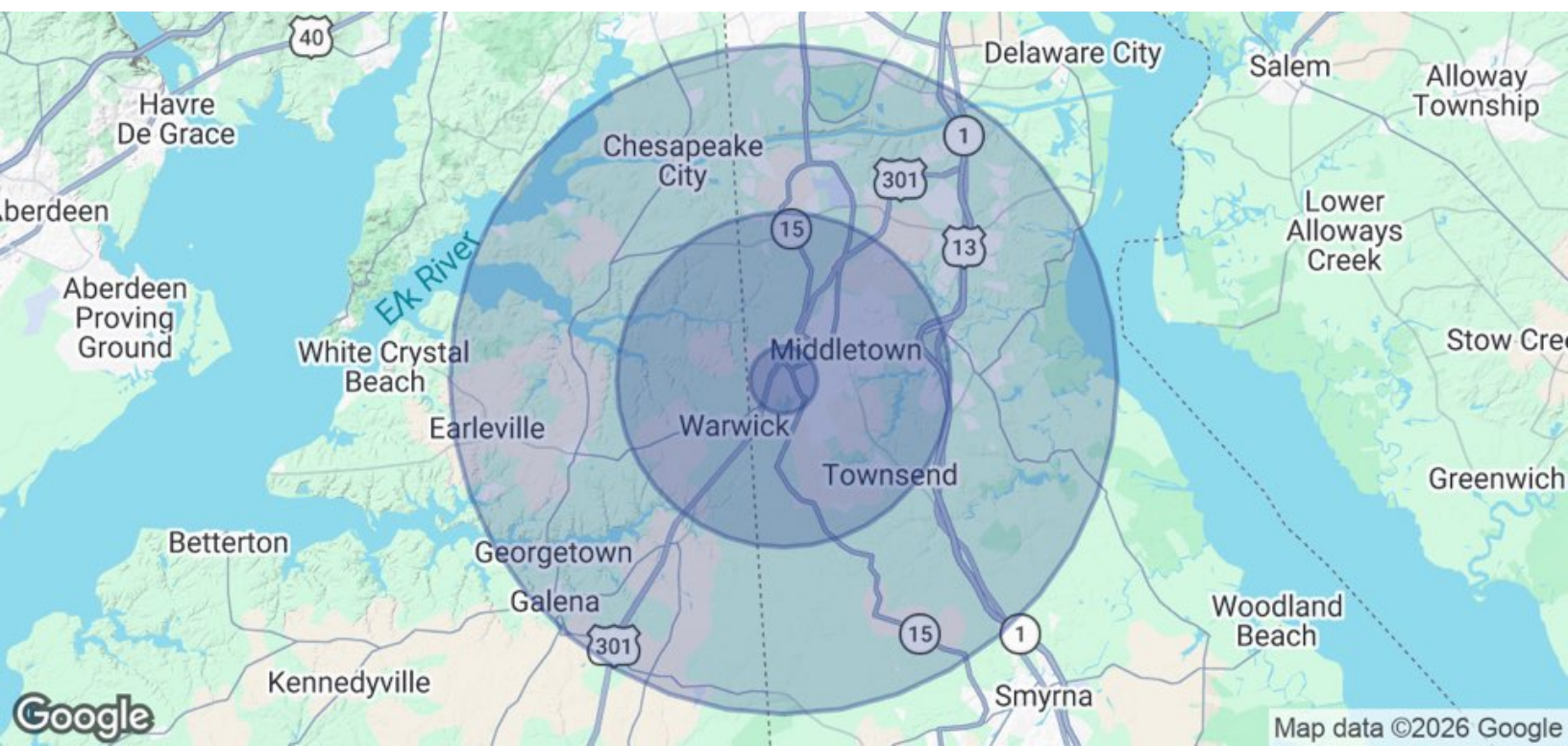
302.545.2392

jeff@sbrealtyco.com

SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808



119 PATRIOT DR, SUITE A,B,C MIDDLETOWN, DE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	438	37,766	87,752
Average Age	43	39	40
Average Age (Male)	41	37	39
Average Age (Female)	44	40	41
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	177	12,680	29,908
# of Persons per HH	2.5	3	2.9
Average HH Income	\$98,943	\$129,555	\$138,940
Average House Value	\$433,501	\$457,879	\$476,845

2020 American Community Survey (ACS)