

701 GARASCHESS LANE

WILMINGTON, DE 19801



RENOVATIONS UNDERWAY

35,000-100,108 SF Available for Lease

**Located in Close Proximity to High-Density
Population Centers, Ocean Ports
and Interstates!**

701 Garasches Lane
Wilmington, DE 19801

Building Specifications

BUILDING SIZE	100,108 SF
AVAILABLE SIZE	35,000-100,108 SF
YEAR BUILT	Original manufacturing space built in 1933 remaining sections developed in 1994 thru 2002
OFFICE	2,218 SF
CLEAR HEIGHT	22'-28'
COLUMN SPACING	90' x 30' and 66' x 30'
LOADING	14 dock high doors and 1 drive-in door
TRUCK COURT	160' truck court (rear) 110' truck court (front)
POWER	Heavy power 4000 amp, 3-Phase, 480/277V

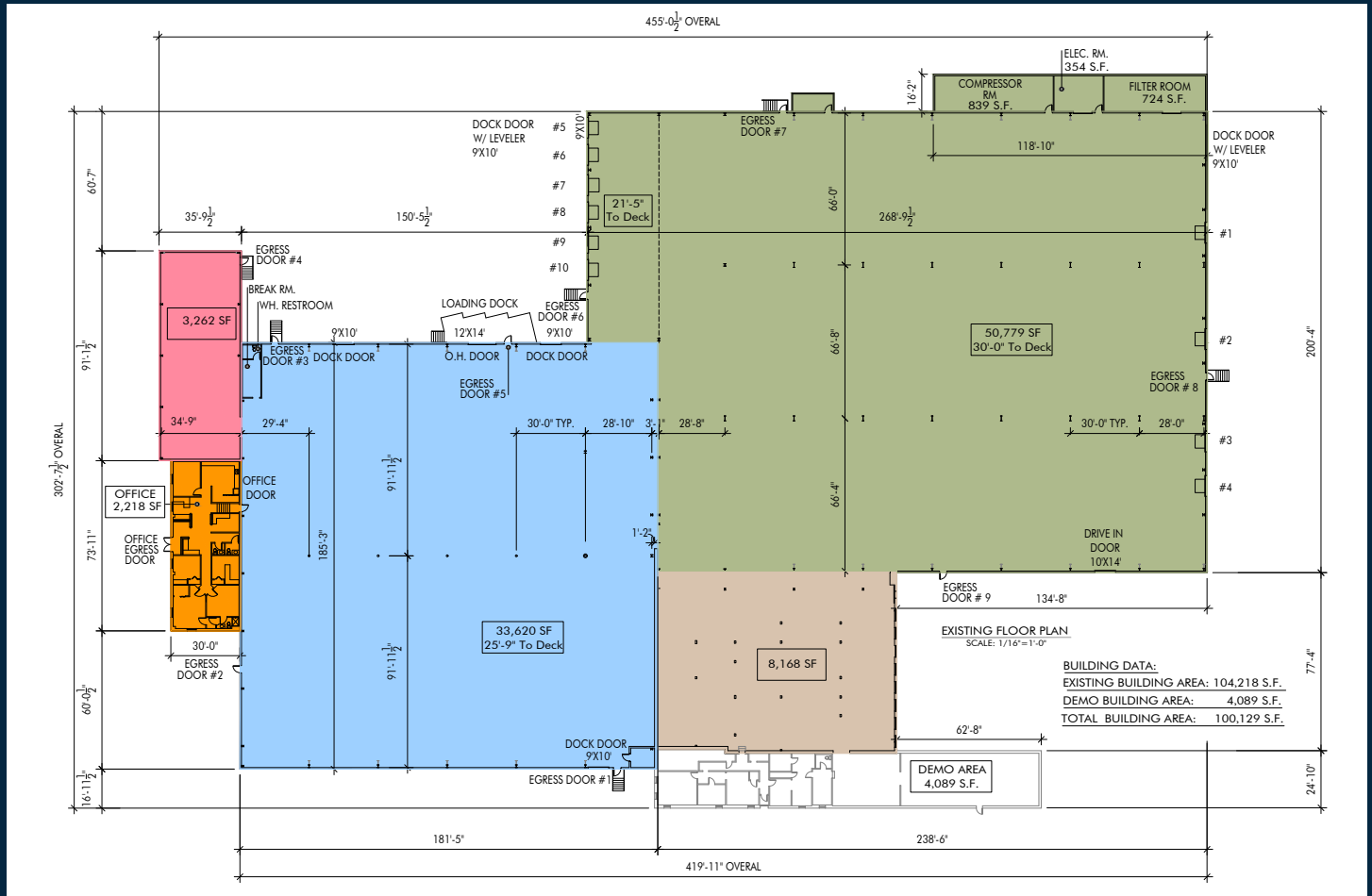


Improvements Underway

- Installation of new LED lights - **Completed**
- Repainting the interior and exterior of the building
- Repaving the exterior of the building
- Repairing roof
- Installation of security cameras
- Fence-in the existing rear truck court - **Completed**
- Landscaping front entrance
- Installation of new steel doors and steps
- Maintenance and repair of all existing dock doors
- Repairing all existing heaters

701 Garasches Lane
Wilmington, DE 19801

Building Plan



Property Description

701 Garasches Lane is a well-positioned industrial site located at the edge of the City of Wilmington. 701 Garasches Lane is a 100,108 SF free-standing industrial facility, situated on a ± 5.88 acres.

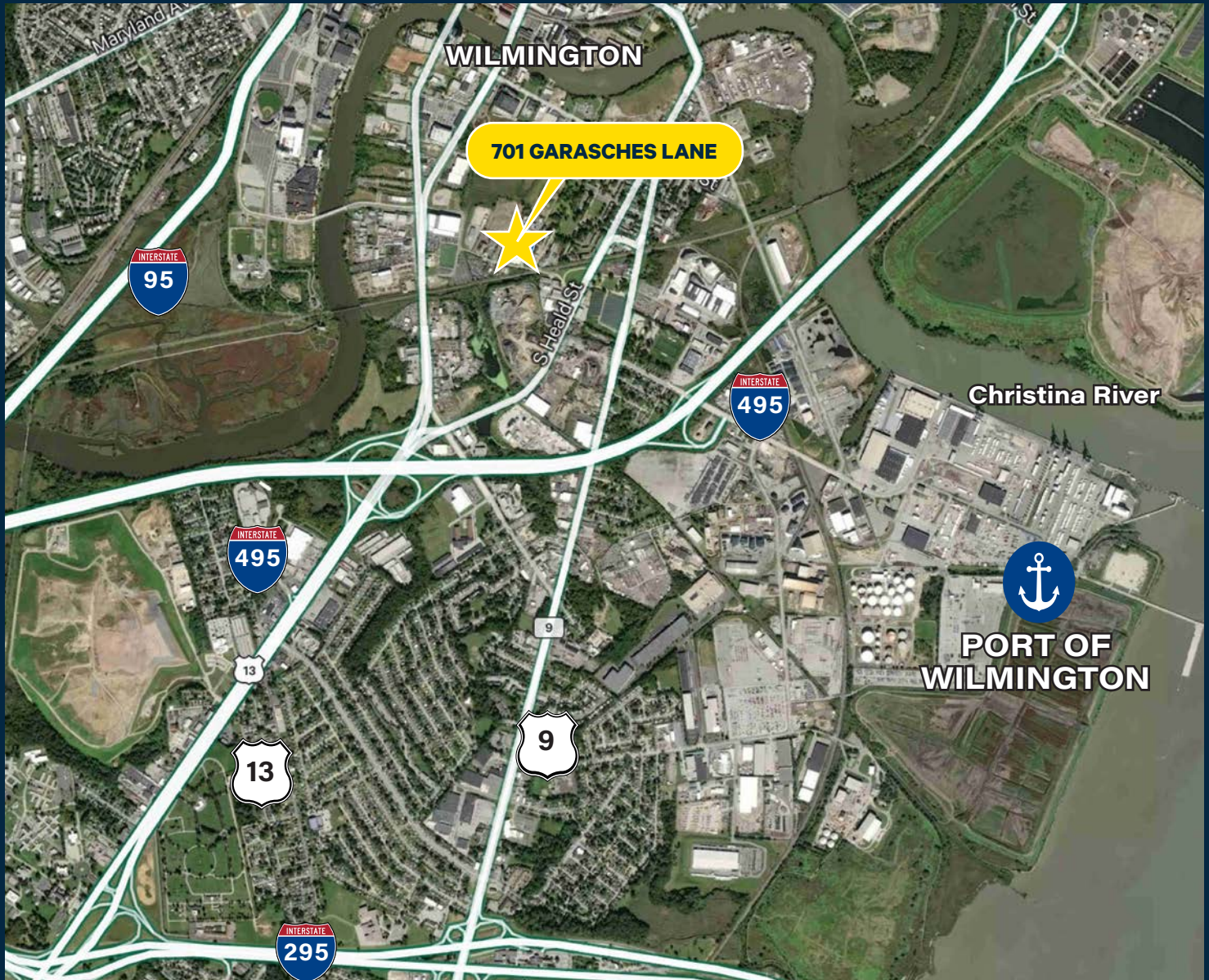
The property offers easy access to I-495, I-95 and I-295. The site is in the path of redevelopment as infrastructure grants have been allocated for funding the necessary east side (east of the Christina River) infrastructure improvements.

Significant redevelopment has already begun. New improvements to the east side already exist – the 76ers building, retail, townhomes, condominiums, new modern apartments along with a new hotel, which is currently under construction. Today there are many more projects in the planning stage in the immediate area including a new indoor track facility for Delaware high schools, and additional office and multi-family buildings planned along the Riverfront. 701 Garasches Lane has heavy power, adequate ceiling heights, a layout that provides flexibility, and sits squarely in the path of redevelopment.



CBRE

Location



CONTACT

DAN REEDER
+1 302 750 1122
dan.reeder@cbre.com
Licensed: DE, PA

COLBY REEDER
+1 302 299 3597
colby.reeder@cbre.com
Licensed: DE, PA, NJ, MD

CBRE, Inc.
3711 Kennett Pike, Suite 210
Wilmington, DE 19807
Licensed Real Estate Broker

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

08-27-26