

3505 GOVERNOR PRINTZ BLVD.

WILMINGTON, DE 19802



REPRESENTED BY
THE FLYNN COMPANY

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153,475 SF | 3 BUILDINGS AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- **New Ownership:** Building improvements underway
- **Acres:** 10.21 Acres
- **First time being offered for lease,** former Pepsi facility
- **Variety of Uses:** Including but not limited to distribution, manufacturing, truck/equipment repair, outside storage
- **Zoning:** Industrial
- **Location:** Strategically located in between NYC & Washington, D.C. along the I-95 corridor

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PROPERTY OVERVIEW



Lower Building

- **Building Size:** 65,483 SF
- **Office Size:** 3,500 SF
- **Zoning:** Industrial
- **Clear Height:** 16'
- **Loading:** Four Dock-High Loading Doors
Two 14' x 21' Rytec rapid roll up doors
Two 10' x 8' roll up doors
- **Additional:** Floor drains
LED Lighting
Fire suppression - Wet System, 750 GPM
3000 Amps, 120/208v power



Upper Building

- **Building Size:** 74,007 SF
- **Office Size:** 5,000 SF
- **Zoning:** Industrial
- **Clear Height:** 32' - 36'
- **Loading:** Five Dock-High Loading Doors
Five Roll-up doors with an enclosed canopy
- **Additional:** Fire suppression - Wet System, 750 GPM, 2,000 GPM
ESFR Sprinkler
LED Lighting
2000 Amps, 277/480v power



Maintenance Building

- **Building Size:** 13,985 SF
- **Zoning:** Secondary Business Commercial Center
- **Clear Height:** 16'
- **Additional:** Two truck bays 14' x 12'
150 Amps, 120/208v power

PROPERTY OVERVIEW

IOS Space

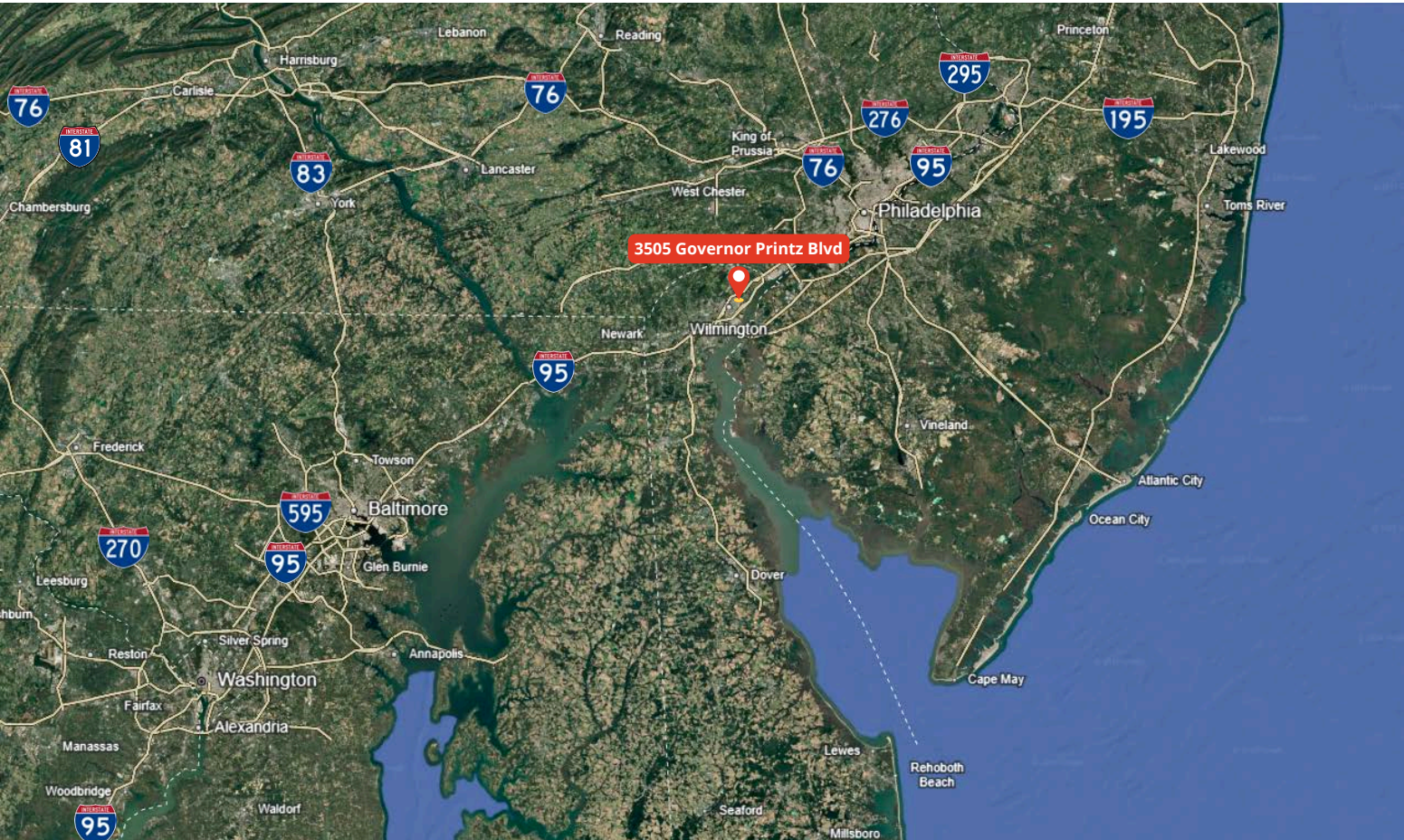
- **Land Area:** +/- 1.46 acres
- **Zoning:** Industrial
- **Surface:** Fully paved
- **Lighting:** Site lighting throughout
- **Configuration:** Can be leased separately or together with buildings




PROPERTY PHOTOS





LOCATION




Distance to:


-  • .2 miles

-  • 1.5 miles

-  • 2.8 miles

- Port of Wilmington** • 4.7 miles

-  • 6.5 miles

-  • 9 miles

Immediate Access to:

