

# NAI Emory Hill

## Airport Business Center & Industrial Park

Airport Business Center & Industrial Park features move-in ready flex/warehouse and office spaces. Warehouse spaces are available with heavy electric, high ceilings, wet sprinklers, and security systems in place.

Quigley Boulevard  
New Castle, DE





# Airport Business Park Current Availabilities

**1** 94A Quigley | 1,140 SF for Lease

**5** 259 Quigley | 12,546 SF For Lease

**2** 243 Quigley | 6,420 SF for Lease

**3** 245 Quigley (F) | 2,760 SF

**4** 245 Quigley (G/H) | 6,720 SF

F/G/H Can be combined for 9,480 SF

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

☎ 302 322 9500

🌐 [naiemoryhill.com](http://naiemoryhill.com)

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# 1 94A Quigley

Available: +/- 1,140 SF

Lease Rate: \$1,500/MO

Lease Type: Modified Gross

Availability: Immediate

## Space Highlights

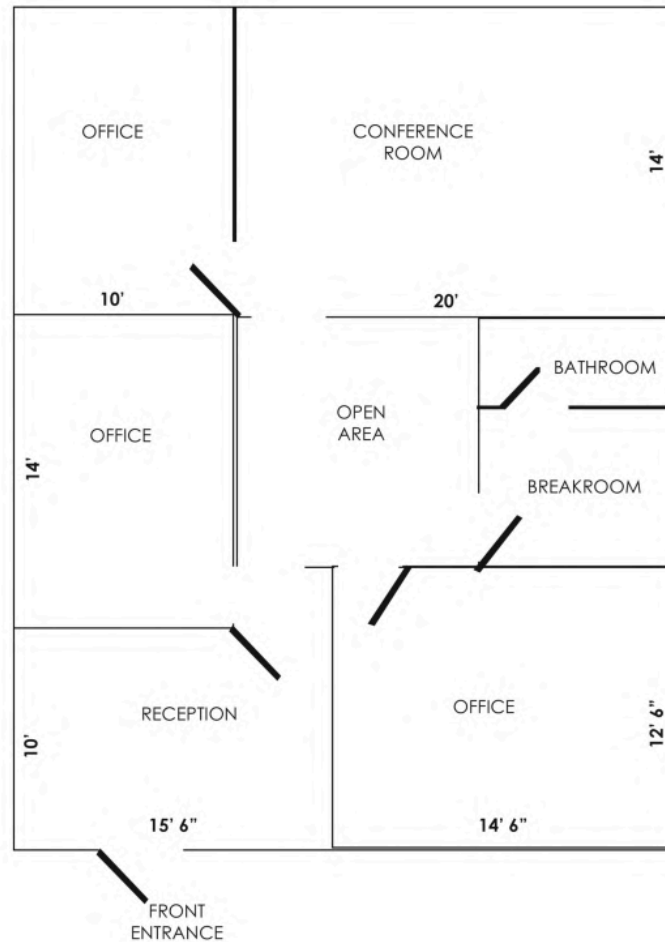
- 3 spacious offices
- Conference room
- Breakroom
- Reception
- Restroom
- Zoned BP

## Dave Morrison, CCIM

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## 2 243 G/H Quigley

Units G & H: 6,420 +/- SF

Lease Rate: \$12/SF

Lease Type: NNN

Availability: Immediate

### Space Highlights

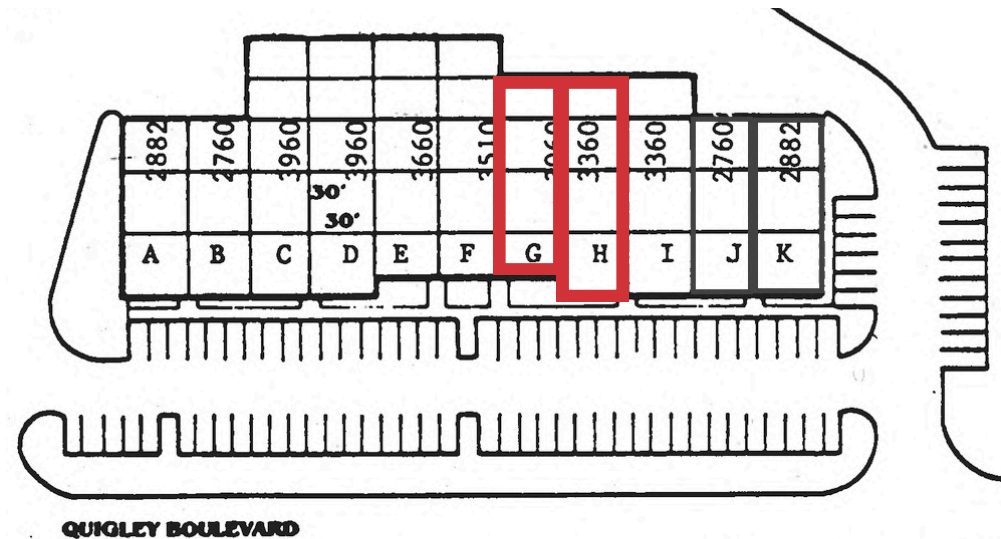
- Flex warehouse space
- 2 drive-in overhead doors
- 16' under joists
- 2 offices and bathroom
- LED lighting

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3

# 245 F Quigley

Space Available: 2,760 SF

Lease Rate: Negotiable

Availability: Immediate

## Space Highlights

- Drive-in
- 2 office and bathroom
- LED Lighting

**Can be combined with Suite G/H for a total of 9,480 SF.**

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4

# 245 G/H Quigley

Space Available: 6,720 +/- SF

Lease Rate: Negotiable

Availability: Immediate

Can be combined with Suite F for a total of 9,480 SF.

## Space Highlights

- Storage space only
- 1 drive-in door
- 17' to joists

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# 4 259 Quigley

Space Available  
Bays 5,6, & 7: 12,546 +/- SF

Lease Rate: \$12/SF NNN

Availability: Coming Soon

## Space Highlights

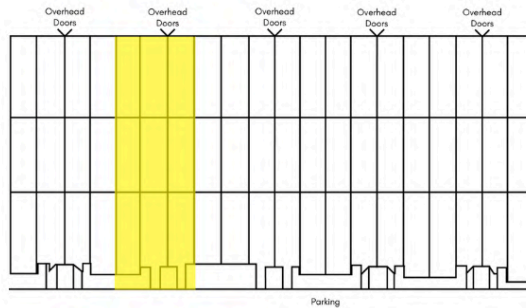
- 15-16' ceiling height
- 600 amp, 3-phase electric
- Natural gas heat
- Two (2) docks in place
- Fully sprinklered

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## Location Advantages

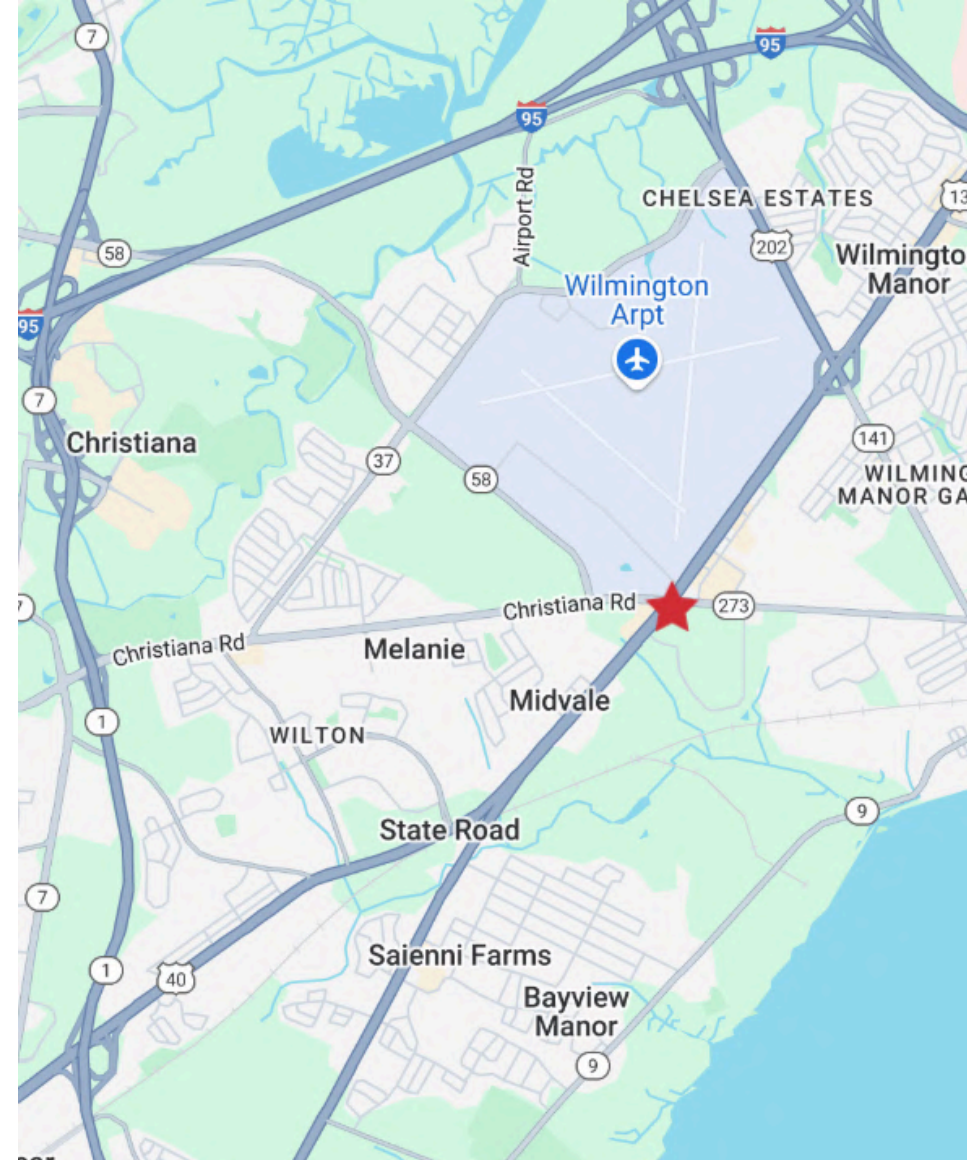
Located in New Castle, Delaware, Airport Corporate Center & Industrial Park offers a strategic location for businesses seeking efficient logistics and accessibility. The park is conveniently located near major highways, including I-95, Route 1, Route 273, Route 13, and Route 141.

## Driving Distances

<b>Wilmington CBD</b>	7 miles
<b>Philadelphia</b>	38 miles
<b>Baltimore</b>	73 miles

## Demographics

	1 mile	3 miles	5 miles
<b>Population</b>	2,638	52,624	146,478
<b>Workforce Population</b>	1,458	26,999	75,668



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