



## Southgate Industrial Center

15,400 ± SF divisible to 6,160 ± SF or 9,240 ± SF

### AVAILABLE SPACE

Bay 3 (For Lease) 6,160 ± SF

Bays 4-5 (For Sublease): 9,240 ± SF

Rates: Call for Pricing

Lease Type: NNN

### PROPERTY DESCRIPTION

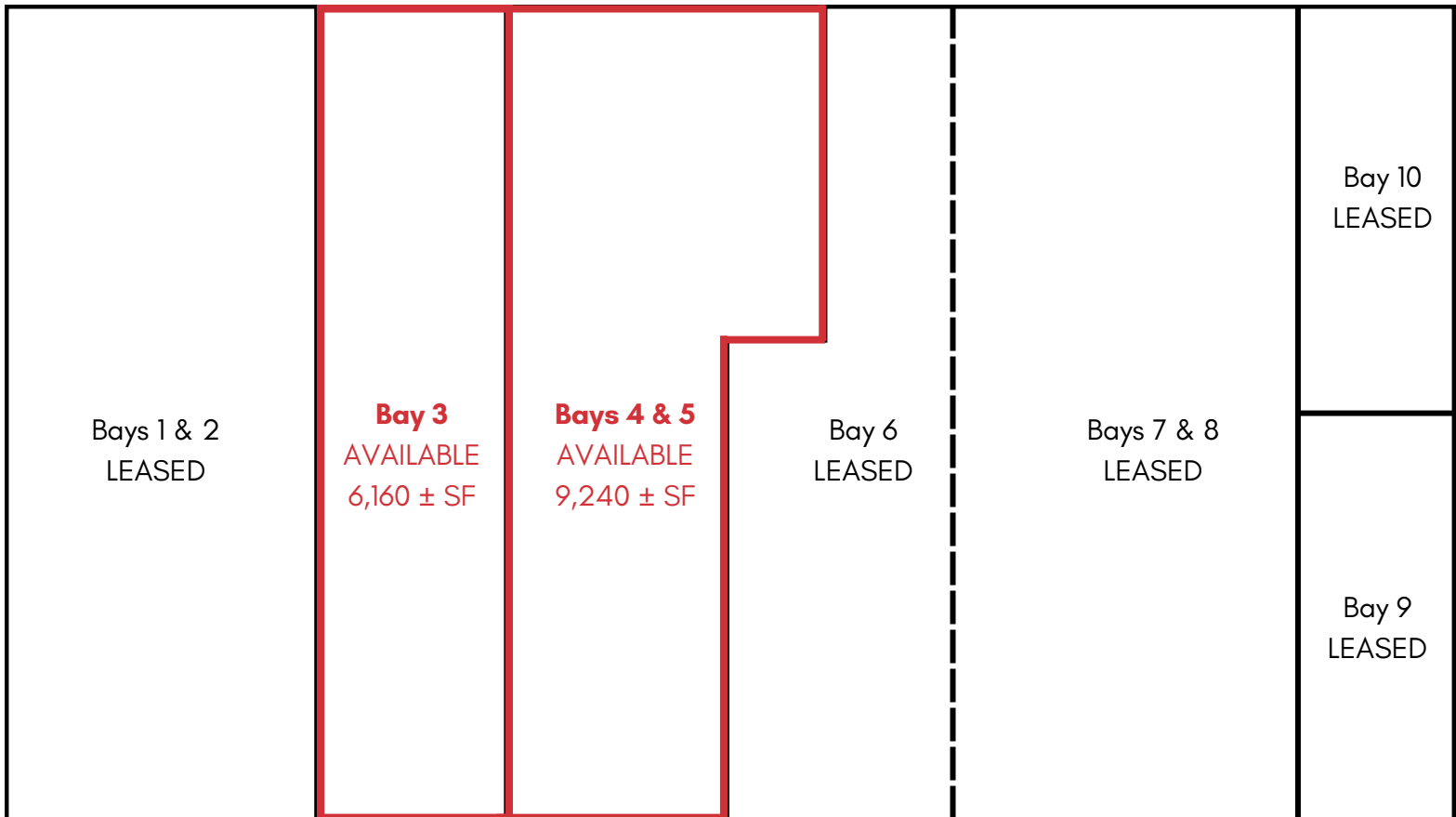
Well-constructed masonry industrial building located in Northern New Castle County near the intersection of interstates 295, 95 and Route 13 and the Delaware Memorial Bridge.

### SPACE HIGHLIGHTS

- Bay 3: Newly renovated and fully demised with 1,800 SF of office space. Both dock and drive-in loading.
- Bays 4-5: Fully demised with 3,500 ± SF of office space and two docks.
- Clear Height: 21'-24'
- Zoned Industrial
- New roof and landscaping in 2024.
- New parking lot and security fence in 2026.

### Tim Plemmons

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Bay 3



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

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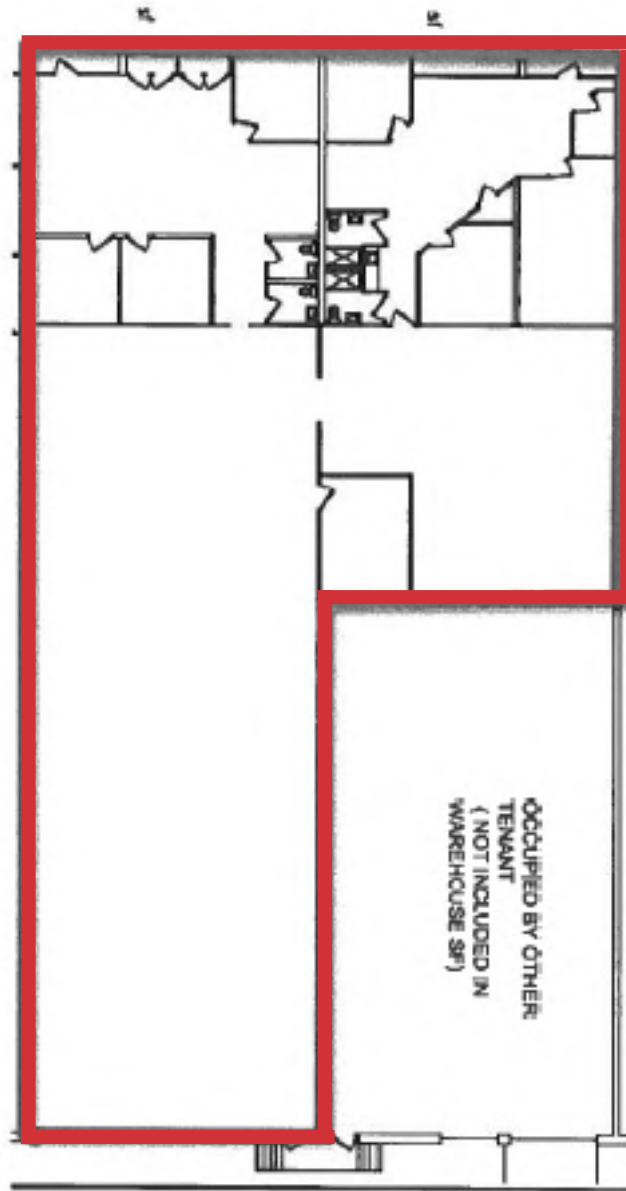
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**Bays 4 & 5**

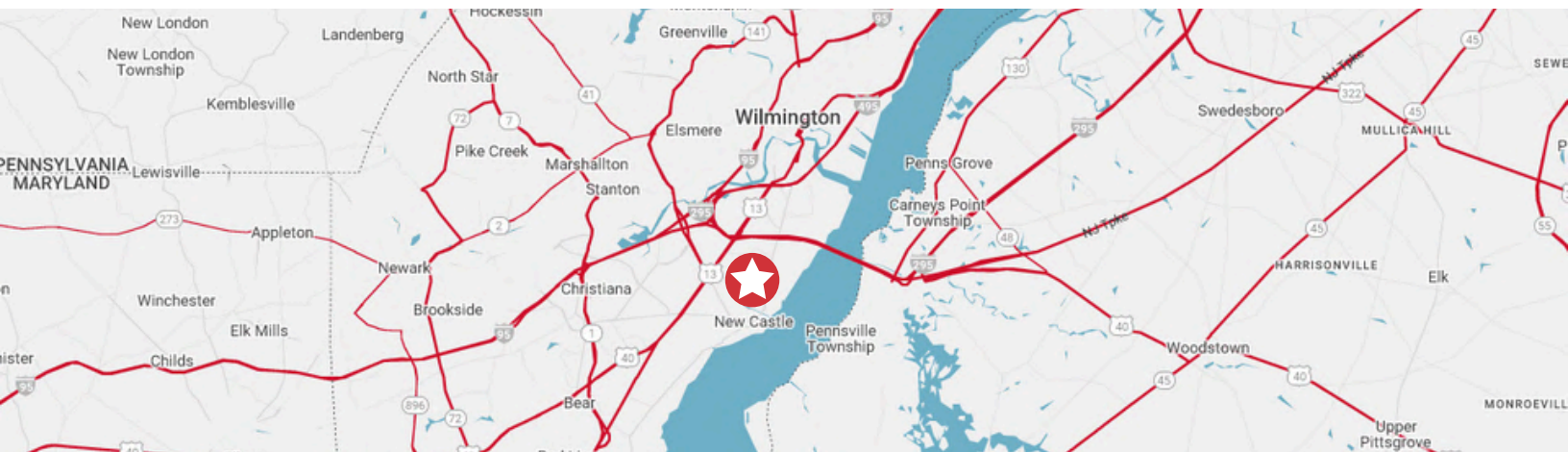


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