



### Property Features:

- +/- 1.9 Acres Land with Industrial Building
- Zoned General Industrial (Town of Elsmere, DE)
- Tax parcel number 19-002.00-237
- +/- 47,600sf industrial building with second floor office
- Heavy Power
- 8 loading docks including (4) Interior covered loading bays and (2) Drive Ins
- 16' Ceiling Height in main warehouse area
- Public water and sewer
- Sprinkler: Wet

**2006 Rodman Road**  
Elsmere, DE

Asking price \$1,300,000  
Lease \$3.50 NNN

**Neil Kilian CCIM, SIOR**  
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# For Sale or Lease

Industrial Building

+/-1.9 Acres

Elsmere, Delaware

**NAI** Emory Hill  
Commercial Real Estate Services. Worldwide.



This centrally located industrial warehouse in Elsmere, DE is well-suited for both warehousing and manufacturing operations. The building has a modern sprinkler system and currently is serviced by more than 4000 amps of power. The 8 loading docks (internal and external) and 2 drive ins offer great access to the building and make the space easily demisable. Call today for additional purchasing or leasing information.

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# For Sale or Lease

## Industrial Building

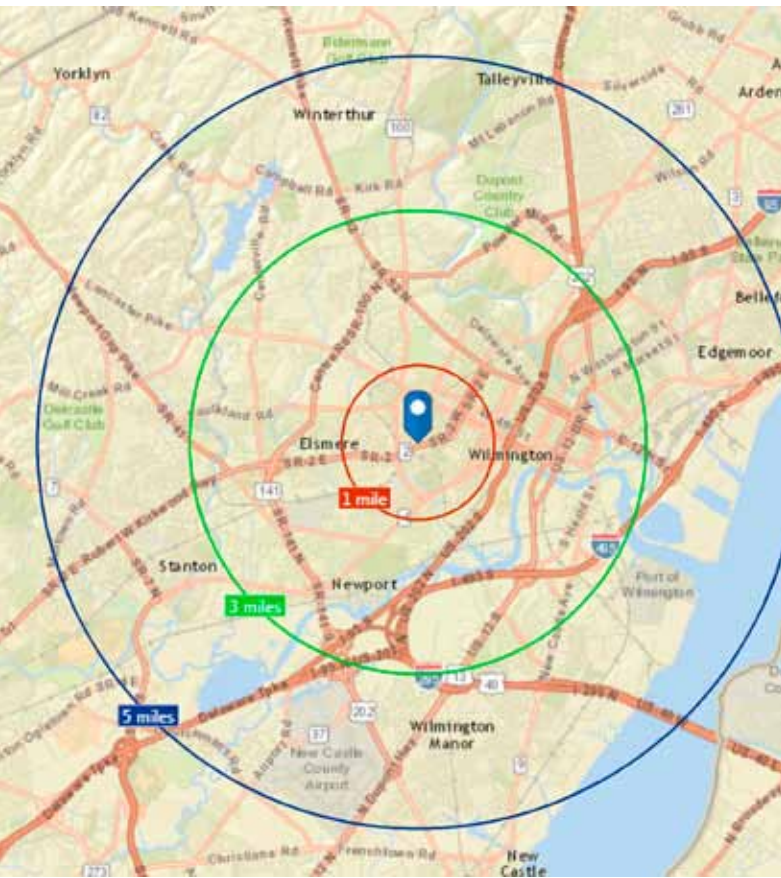
+/-1.9 Acres  
Elsmere, Delaware

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1, 3, & 5 Mile Rings

Drive Times



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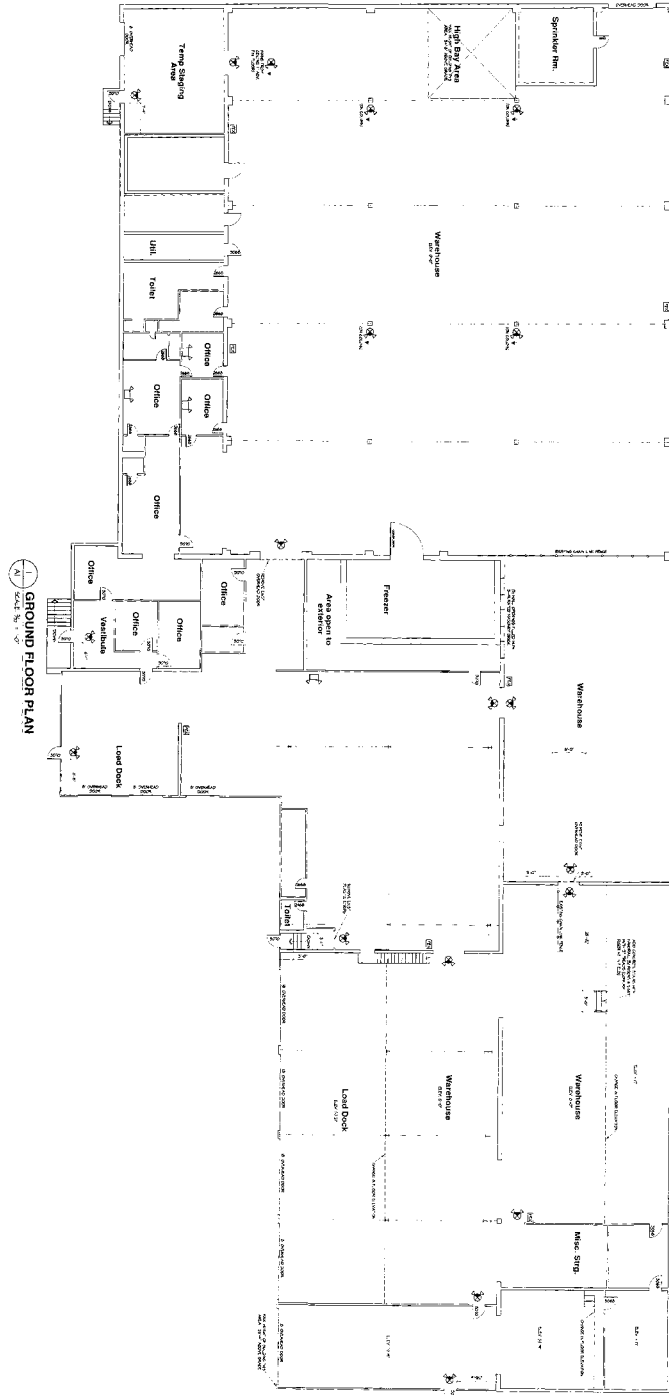
# For Sale or Lease

## Industrial Building & House

+/-1.9 Acres  
Elsmere, Delaware



**Ground Floor**  
+/- 47,600 sf



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