

## **For Lease**

Industrial Building With Lay-down Space +/-3,600 SF



## **Industrial Building With Lay-Down Space**

3605 Downing Drive, Wilmington, Delaware 19802

## **Property Features**

- +/-3,600 SF industrial building with small office (60' x 60')
- +/-500 SF bonus mezzanine space
- 2.38 Acres of Lay Down space
- Three 14' overhead doors including pass-through •
- 5 Ton Crane •
- Air Compressor
- Easy access to Interstate 495, providing access to all major roadways
- Zoned M-1 in City of Wilmington •
- Longtime site of H. Schwartz & Sons Steel Pipe
- Lease \$4,000 per month NNN



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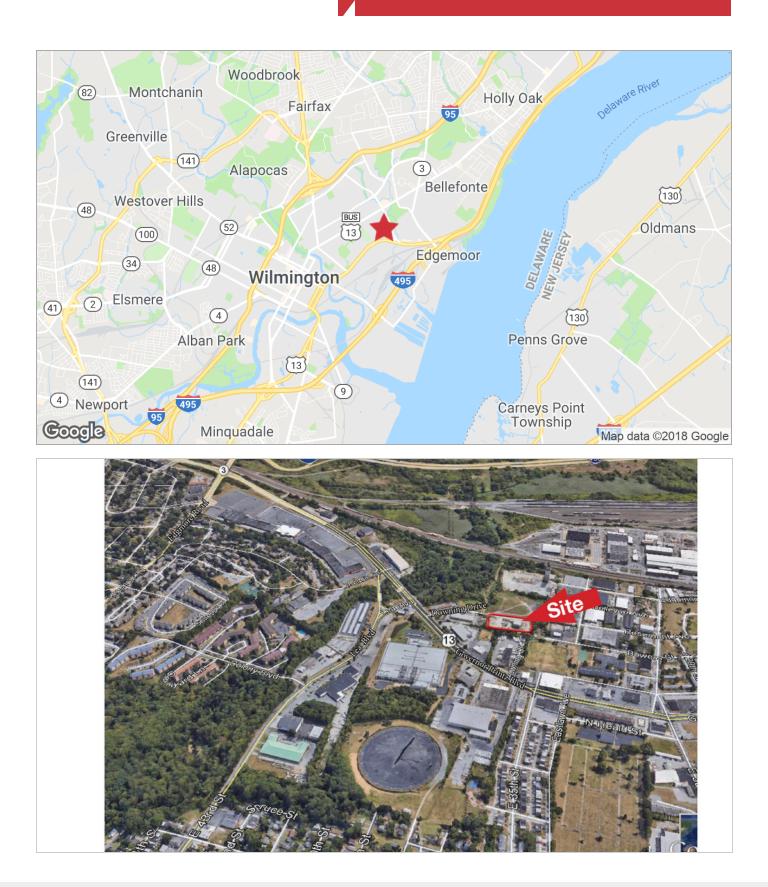
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