



## 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



For more information:

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For Lease

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