

Executive Summary



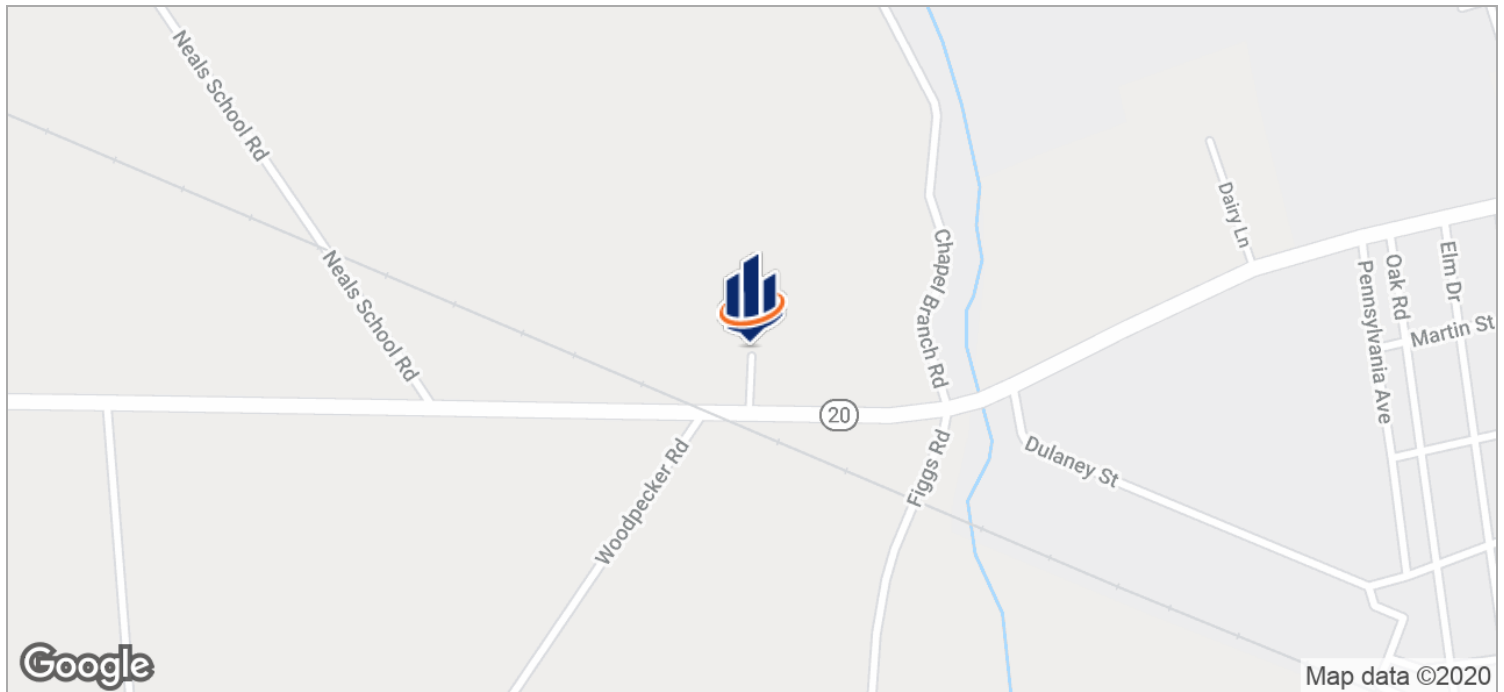
LEASE OVERVIEW

AVAILABLE SF:	15,750 SF
LEASE RATE:	\$4.50 SF/Yr (NNN)
BUILDING SIZE:	31,500 SF
MARKET:	Eastern Shore Of Delaware
SUB MARKET:	Seaford
CROSS STREETS:	Whitehurst Dr & W Stein Hwy

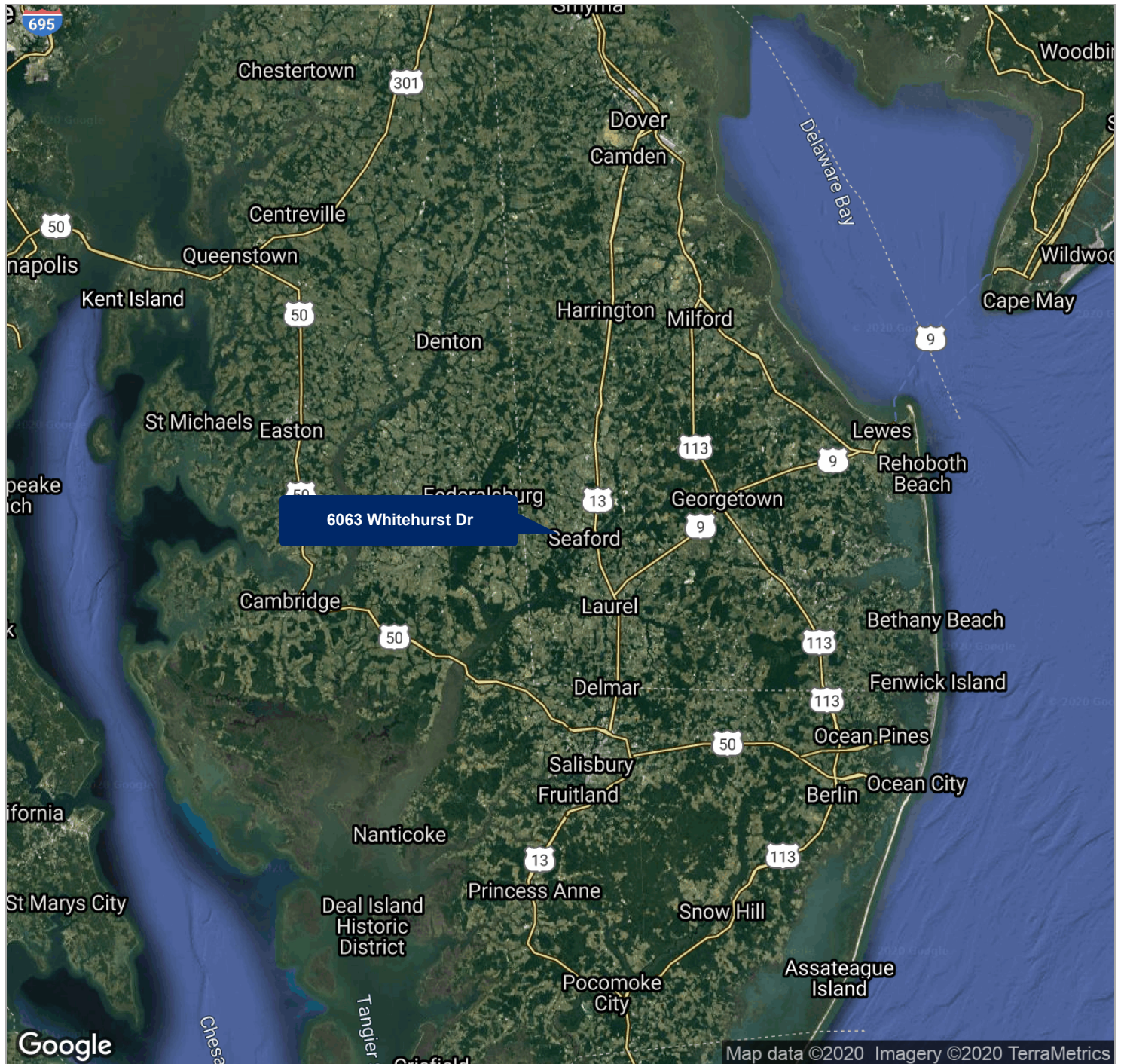
PROPERTY DESCRIPTION

15,750 SF available in Seaford, DE. Located conveniently off Route 20, the warehouse features high bays, sprinklers, 4 dock high doors, and office space. Ideal for any warehousing/distribution, you will have the ability to easily serve the eastern shore.

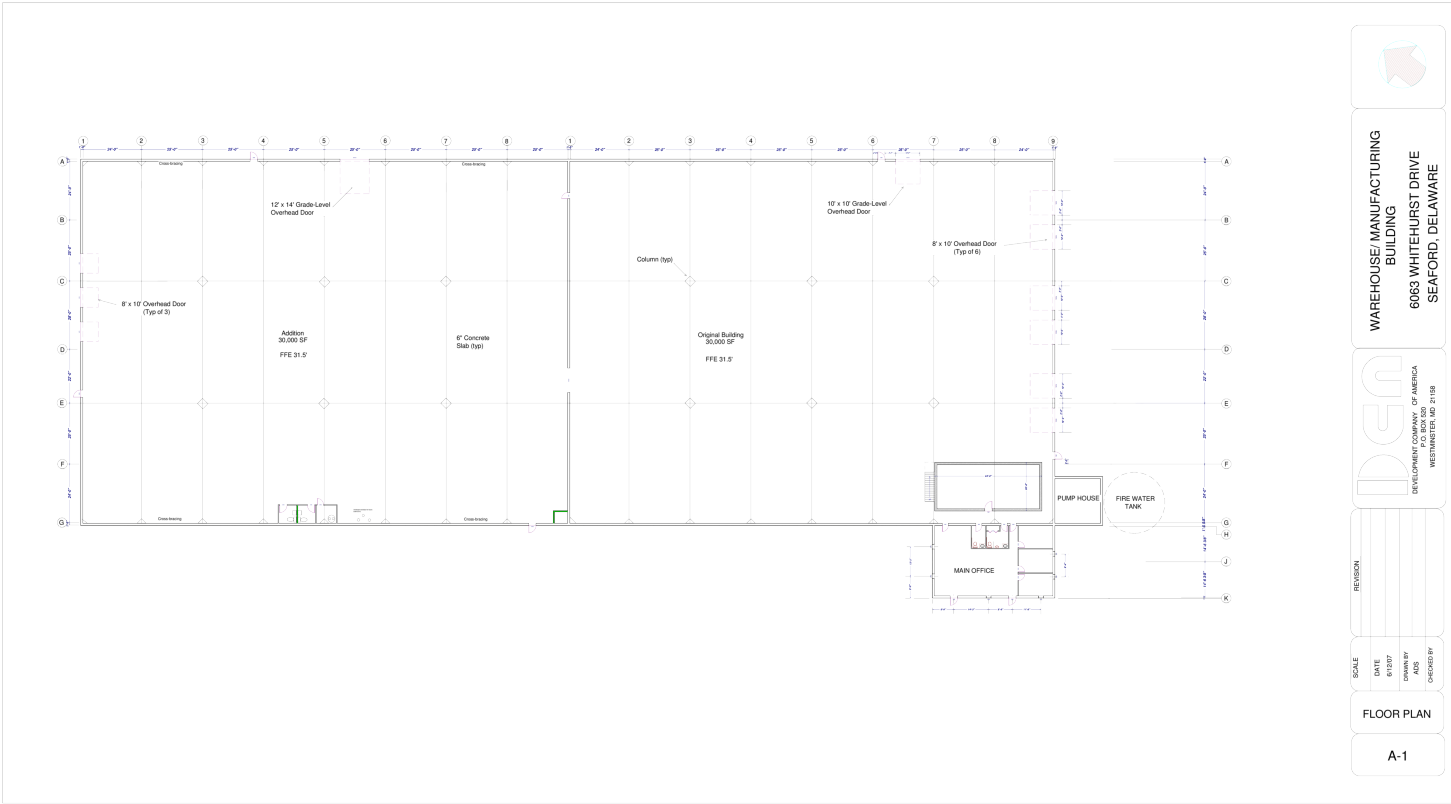
Location Maps



Regional Map



Site Plan



Site Plan

6063 Whitehurst Drive Seaford, DE



Prepared by John M. McClellan, CCIM, SIOR

Senior Advisor, SVN - Miller Commercial Real Estate

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BUILDING DATA SHEET

31,500 SQ. FT. OFFICE, WAREHOUSE & DISTRIBUTION FACILITY
DELAWARE ROUTE 20 (WEST STEIN HIGHWAY)
6063 WHITEHURST DRIVE SUITE B
SEAFORD, SUSSEX COUNTY, DELAWARE 19973

Owner: Development Company of America, LLP
P. O. Box 520
Westminster, Maryland 21158-0520

1. Site Area: 5.0 Acres

Location: North side of Stein Highway (Delaware Route 20), approximately 3 miles West of U. S. Route 13, 6063 Whitehurst Drive, Seaford, Delaware 19973.
2. Building:
 - a. Area: 31,500 sq. ft. -

Manufacturing/Warehouse area (150 ft. by 200 ft.)	30,000 sq. ft.
Office & Restroom area (30 ft. by 50 ft. 6 in.)	1,500 sq. ft.

Manufacturing/Warehouse area	29,120 sq. ft.
1st Floor Office & Restrooms	1,500 sq. ft.
1st Floor Break Room	880 sq. ft.
2nd Floor Office & Conference Room	880 sq. ft.*

*In addition to 31,500 sq. ft. ground floor area.
 - b. Floor Slab: 6" reinforced concrete
 - c. Walls: 12" masonry (poured solid with concrete) around entire perimeter of Warehouse/Recycle area to 4 ft. above finished floor;

26 gauge metal panels with baked enamel finish and 3" Fiberglas batt insulation on interior from 4 ft. above finished floor.
 - d. Roof: 26 gauge metal panels with aluminized steel coating and stainless steel fasteners (20 year manufacturer's warranty) with 3" Fiberglas batt insulation.
 - e. Eave Height: 22 feet;
Ridge Height: 26 feet, 8 inches.
 - f. Lighting: T5 Fluorescent fixtures in Warehouse/Recycle area;
Fluorescent fixtures in Office, Restrooms & Break Room areas.
 - g. Heating: Warehouse/Recycle area: LP gas-fired infrared heating units;
Office, Restrooms & Break Room areas: HVAC (Heat pump).

h. Loading Facilities:

East Loading Area: Six (6) 10' x 10' overhead doors (dock height);
One (1) 10' x 10' overhead door (ground level);
Dock levelers at all dock height overhead doors.

i. Paving: Bituminous concrete.

3. Utilities:

a. Water: Private well.

b. Sewer: Septic system.

c. Electrical Service:

East section: 600 amp, 120/240 volt, 3-phase, 4-wire - primary metering.

d. Sprinkler System: Dry-type sprinkler system throughout entire building.

4. Zoning: HI-1 (Heavy Industrial)

5. Frontage: 179 feet on Stein Highway;
348.98 feet on 50 ft. access road right-of-way.

6. Parking Facilities: 38 parking spaces with room for additional parking.

THIS BUILDING DATA SHEET IS INTENDED TO GIVE GENERAL INFORMATION REGARDING THE PROPERTY AND SHOULD NOT BE CONSIDERED AN ALL INCLUSIVE SUMMARY. WE MAKE NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED IN THE BUILDING DATA SHEET.

Additional Photos



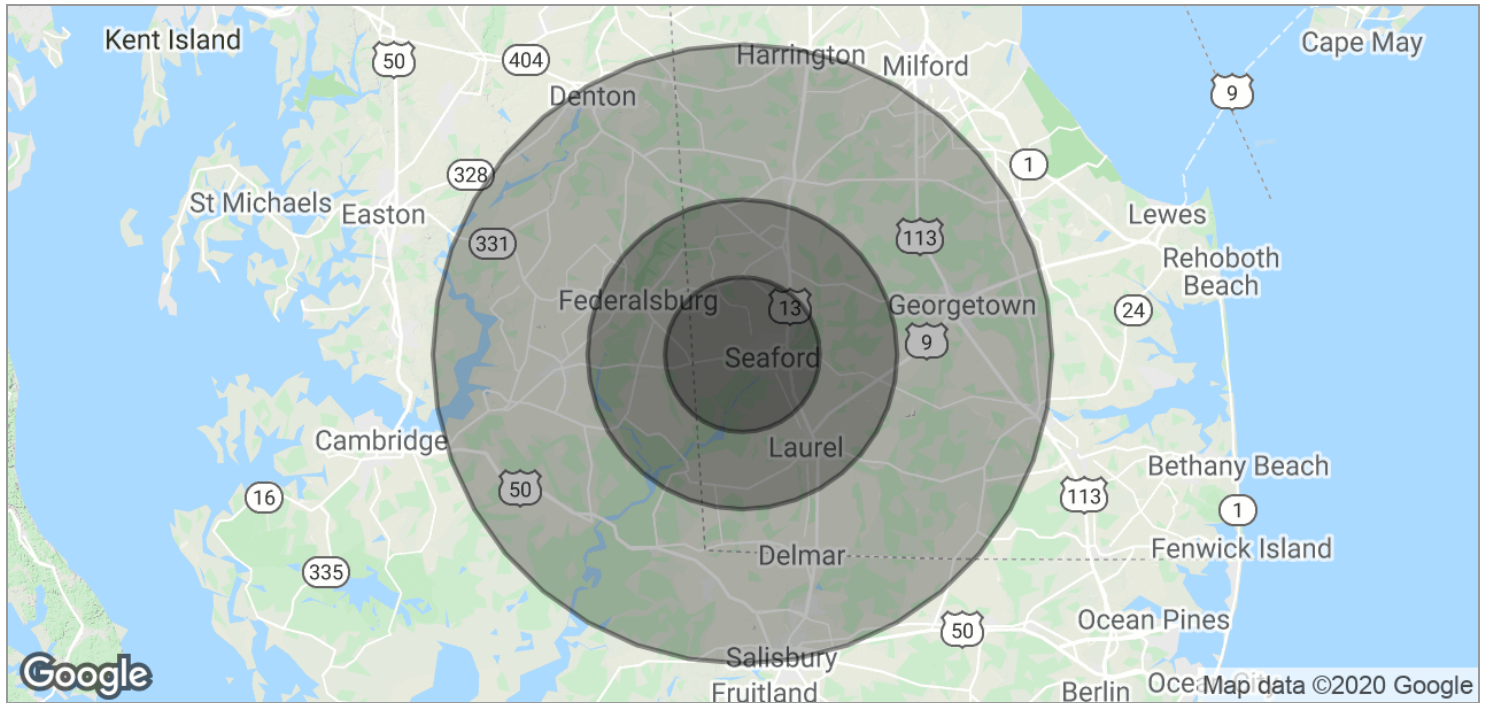
Additional Photos



Additional Photos



Demographics Map



POPULATION

	5 MILES	10 MILES	20 MILES
TOTAL POPULATION	20,297	50,298	186,973
MEDIAN AGE	39.2	39.3	37.9
MEDIAN AGE (MALE)	37.1	38.2	36.9
MEDIAN AGE (FEMALE)	41.3	40.3	38.9

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	20 MILES
TOTAL HOUSEHOLDS	7,581	19,061	68,845
# OF PERSONS PER HH	2.7	2.6	2.7
AVERAGE HH INCOME	\$55,528	\$56,530	\$59,853
AVERAGE HOUSE VALUE	\$264,316	\$264,810	\$225,498

Advisor Bio & Contact 1



John McClellan, CCIM, SIOR

Senior Advisor

SVN | Miller Commercial Real Estate

John McClellan, CCIM, SIOR serves as a Senior Advisor for SVN/Miller Commercial Real Estate specializing in the sale and lease of office, industrial, and retail property on the Eastern shore of Maryland and Delaware. McClellan brings over 32 years of commercial real estate experience and has secured well over 3,000 transactions, resulting in a career brokerage volume in excess of \$400 million.

McClellan has successfully brokered retail, office, and industrial properties for sale and lease. These include a \$9.6 million sale of Gateway Crossing, a \$2.75 million sale of the Standard Register plant, and \$2.2 million industrial lease with Grayling Industries.

Past clients and customers include Pepsi Cola, Field Container, Perdue Farms, UPS, Delmarva Power, Gannett Newspapers, Advance Auto, CVS, 84 Lumber, Chick-Fil-A, The General Services Administration, and many others.

He is past President of the Salisbury Area Chamber of Commerce and presently serves on the advisory board for M&T Bank.

McClellan is a 1984 graduate of Penn State University with a BS in Accounting. He was co founder and operator of SubRunners (sub delivery) from 1986 - 2003.

He holds the prestigious CCIM and SIOR designations.

Memberships & Affiliations

Society of Industrial and Office Realtors [SIOR] - only 3,100 industrial and office real estate broker are recognized as SIOR designees

Commercial Investment Member [CCIM]

Lower Shore Advisory Board for M&T Bank

Salisbury Area Chamber of Commerce

Peninsula Commercial Alliance - Past President

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Advisor Bio & Contact 2



Tom Knopp

Senior Advisor
SVN | Miller Commercial Real Estate

Tom Knopp serves as a Senior Advisor for SVN - Miller Commercial Real Estate specializing in the sale and leasing of industrial, retail, office and commercial investment properties, as well as land sales in both Maryland and Delaware. , Tom has secured more than 300 transactions resulting in a sales volume in excess \$100 million.

Notable career highlights for Toms include a sale of 85,000 SF of medical office space for \$21,850,000 ,CVS ground lease for \$3,975,000, PENCO lease of 104,000 SF of warehouse for \$1,800,000 and a 90,000 SF lease to Grayling Industries for \$2,200,000

Active in the real estate community, Knopp serves as a member of the National Association of Realtors and the Sussex County Association of Realtors. He currently resides in Federalsburg, Maryland.

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Seaford, DE 19973



DISCLAIMER

WHITEHURST DRIVE | 31,500 SF | SEAFORD, DE

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