



Commercial Building / Flex Space / New Castle, DE

20 Corporate Circle / Corporate Commons, New Castle, Delaware 19720

Property Features

- 40' X 40' column spacing
- 18' clear height
- Wet Sprinkler
- Loading – two (2) drive-in
- Interior wash bays / floor drains
- Locker rooms
- 75 Parking Spaces
- Approx. 3.2 acres



AVAILABLE SF: **33,000 SF**

LEASE RATE: **Negotiable**

LOT SIZE: **3.2 Acres**

BUILDING SIZE: **33,000 SF**

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	3,535	56,354	178,387
Total Households:	1,276	21,137	66,639

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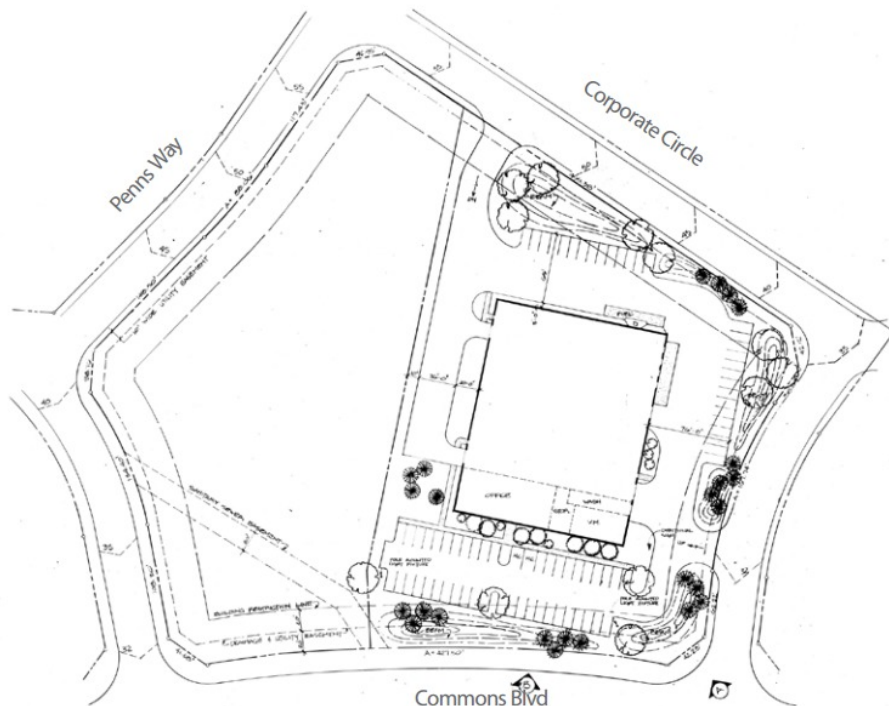
NAI Emory Hill

10 Corporate Circle, New Castle, DE 19720

302 322 9500

naiemoryhill.com

For Lease Industrial



Property Summary

Available SF:	33,000 SF
Lease Rate:	Negotiable
Lot Size:	3.2 Acres
Building Size:	33,000 SF
Grade Level Doors:	4
Dock High Doors:	0
Ceiling Height:	18.0 FT

Property Overview

Flex Building:
+/-33,000sf
+/- 3,500sf office area

Location Overview

Conveniently located adjacent to the New Castle County Airport and New Castle County Government Center.

Drive Times:
10 Min. to University of Delaware
10 Min. to Wilmington
35 Min. to Aberdeen Proving Grounds
30 Min. to Philadelphia
60 Min. to Baltimore

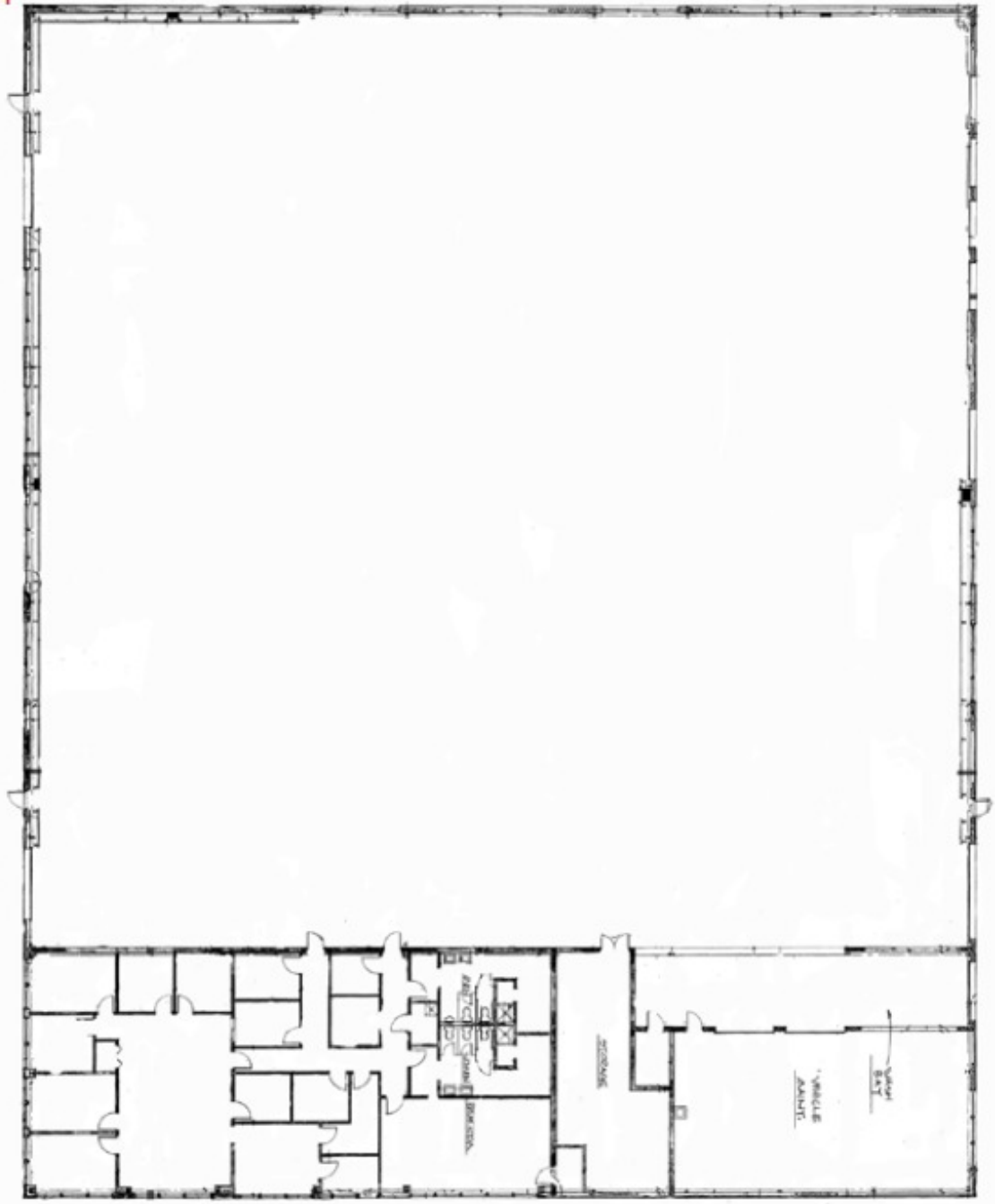
For Lease Industrial



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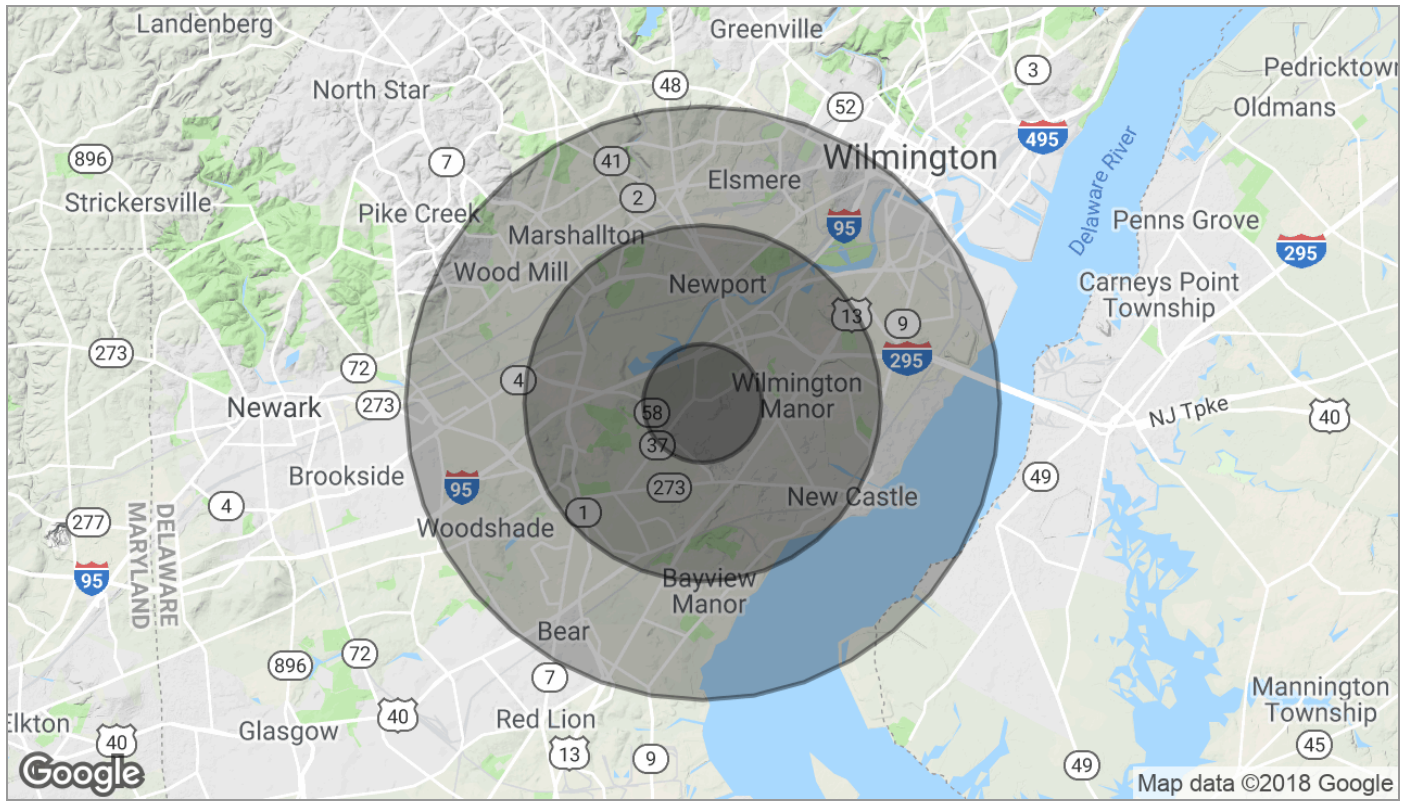
Floor Plan

Corporate Circle



Commons Blvd

For Lease Industrial



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,535	56,354	178,387
MEDIAN AGE	38.2	37.3	35.7
MEDIAN AGE (MALE)	35.1	36.0	34.1
MEDIAN AGE (FEMALE)	39.4	38.0	37.1
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,276	21,137	66,639
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$59,557	\$59,262	\$61,097
AVERAGE HOUSE VALUE	\$165,160	\$199,083	\$216,411
Race	1 Mile	3 Miles	5 Miles
% WHITE	57.6%	63.7%	65.0%
% BLACK	36.3%	29.7%	26.8%
% ASIAN	0.3%	1.4%	2.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.5%
% OTHER	3.2%	2.4%	2.7%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	12.8%	12.8%	15.9%

* Demographic data derived from 2010 US Census