

# 2501 WILMINGTON ROAD

New Castle, Pennsylvania 16105



**79,862 RSF OFFICE BUILDING FOR SALE OR LEASE**

Highly Maintained Corporate Real Estate Asset

**BAKER  
YOUNG**  
CORPORATION

# 2501 WILMINGTON ROAD

New Castle, Pennsylvania 16105

- ❖ 79,862 RSF 3-story office building situated on 7.35 acres for sale or for lease
- ❖ 600 on site parking spaces with signalized parking lot exit onto Wilmington Road
- ❖ Fully landscaped with underground sprinkler system
- ❖ New windows, air handlers and cooling tower in 2019 and new boilers in 2009
- ❖ Emergency generator operates all building systems
- ❖ Variable air volume with digital controls and perimeter hot water radiation in all office areas
- ❖ Upgraded Johnson Controls building management system
- ❖ Cellular floor deck with underfloor phone and data raceways
- ❖ Card access system
- ❖ CCTV security camera system
- ❖ On site cafeteria and large outdoor patio
- ❖ Two dock high loading docks
- ❖ Parcel number 25-2402-0135A
- ❖ **ASKING PRICE: \$2,500,000**







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