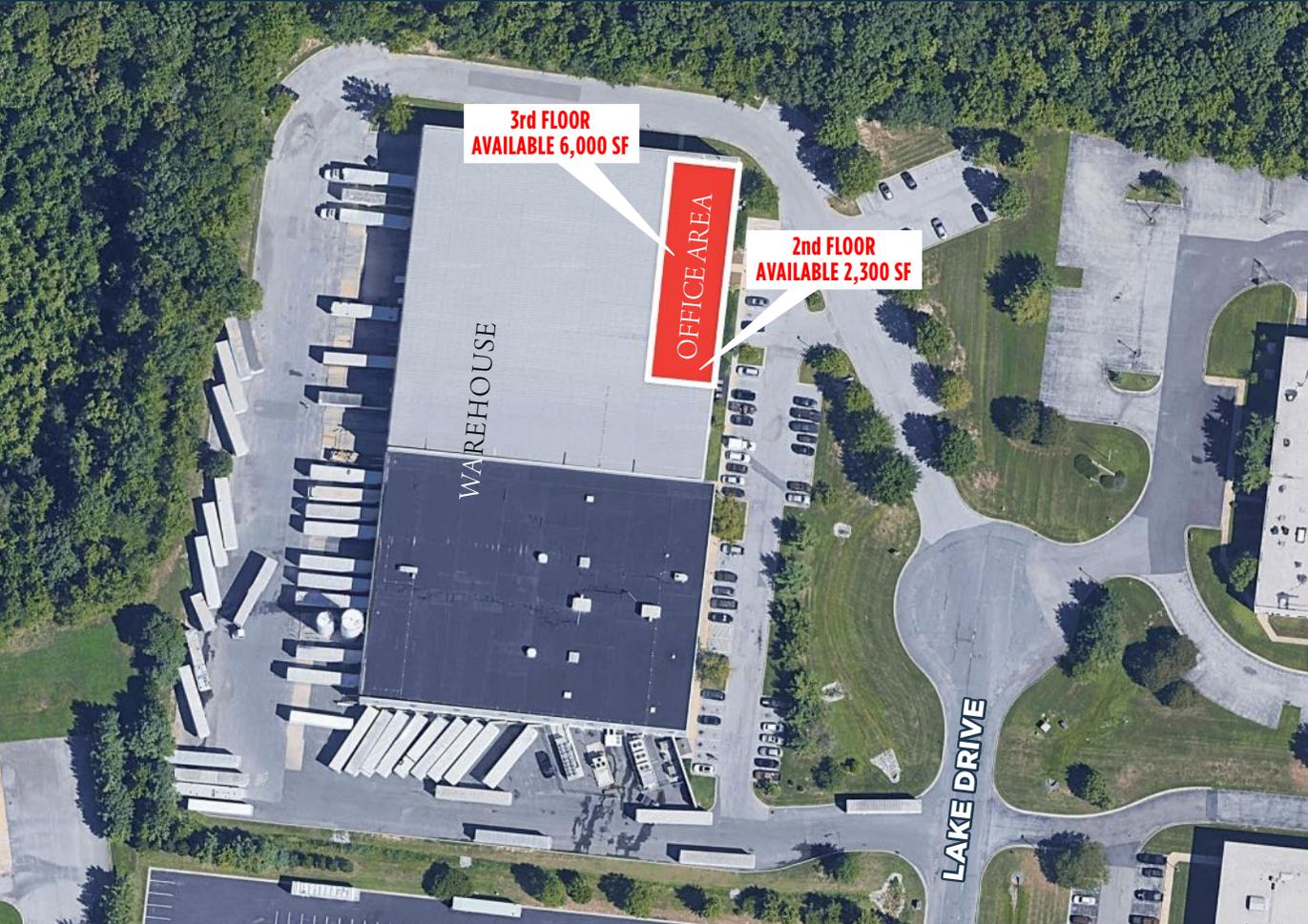


LAKE DRIVE – PENCADER CORPORATE CENTER

100 LAKE DRIVE | NEWARK, DE 19702

FLEX SPACE OFFICE WAREHOUSE 2,300 - 8,300 SF FOR LEASE



PROPERTY HIGHLIGHTS

- HEAVY POWER
- 10 DOCKS WITH LEVELERS AND DOCK SHELTERS
- TRAILER PARKING
- ELEVATOR SERVICE

ELECTRIC: 2000 Amps, 480 volt. 3 Phase Primary Service

SPRINKLER: ESFR

ZONING: BP (Business Park)

STRUCTURE: Steel Frame, Metal Docking

ROOF: EPDM Rubber on 3" insulation

HVAC: Cambridge Gas Fired Heaters

SEWER: New Castle County

WATER: Artesian Water Company

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION 2025	5,769	48,633	153,361
EST. DAYTIME POP. 2025	6,411	63,047	200,856
EST. HOUSEHOLDS 2025	4,525	111,141	181,210
EST. AVG. HH INCOME 2025	\$112,985	\$123,435	\$115,911

SOUTH COLLEGE AVE. TRAFFIC COUNT: 33,298 *INRIX 2024

FUSCOMANAGEMENT.COM



200 AIRPORT ROAD | NEW CASTLE, DE 19720

CONTACT

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Principal

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MAIN 302.322.9500

FAX 302.322.9518

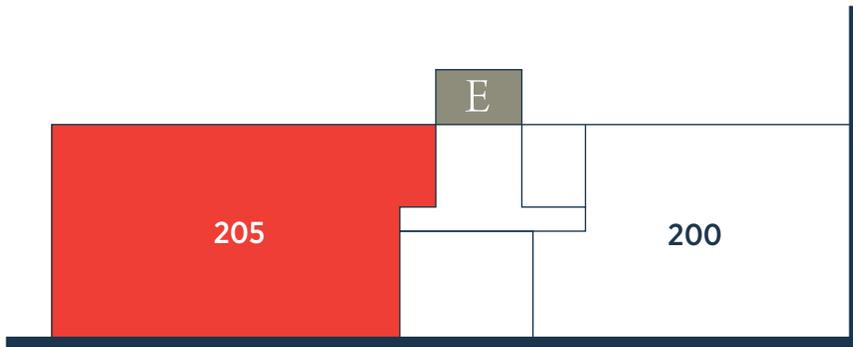
NAI EMORY HILL Commercial Real Estate Services, Worldwide
emoryhill.com



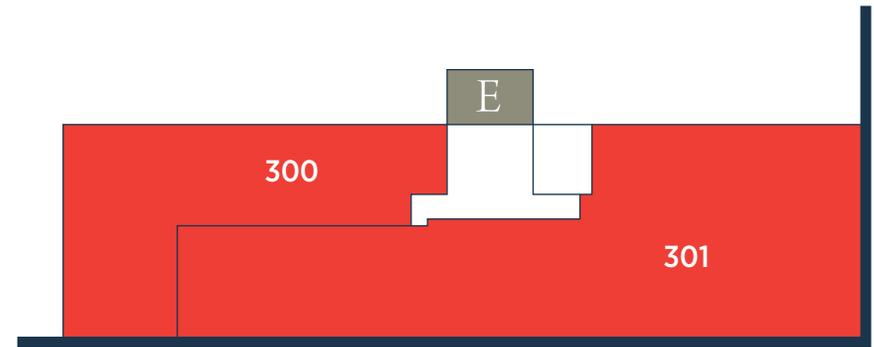
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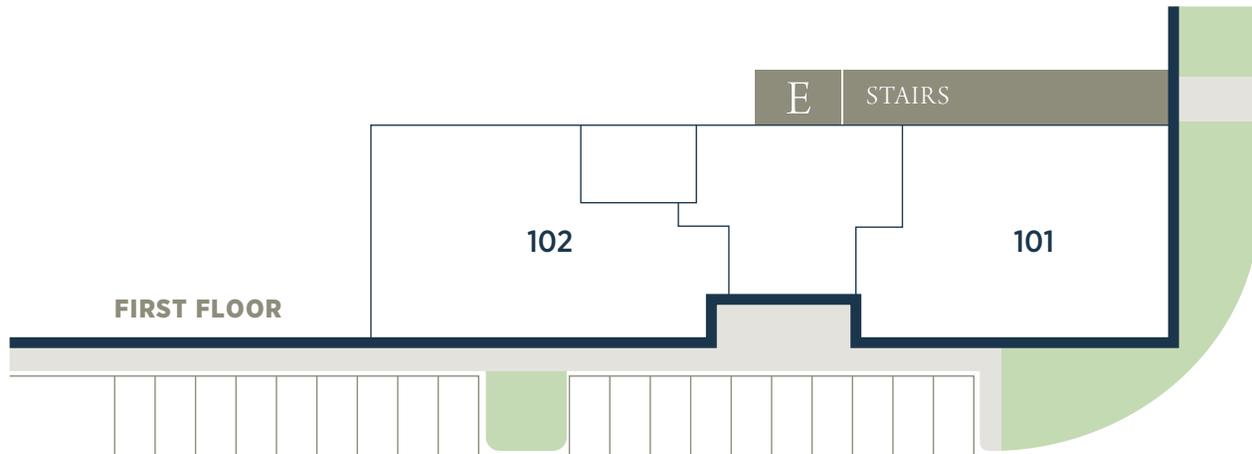




SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

FIRST FLOOR

101	EXAM MASTERS	2,052 SF
102	QUALITY MANAGEMENT ASSOCIATES	2,478 SF

SECOND FLOOR

200	CYPRLOT MINER SERVICES	4,044 SF
205	AVAILABLE	2,300 SF

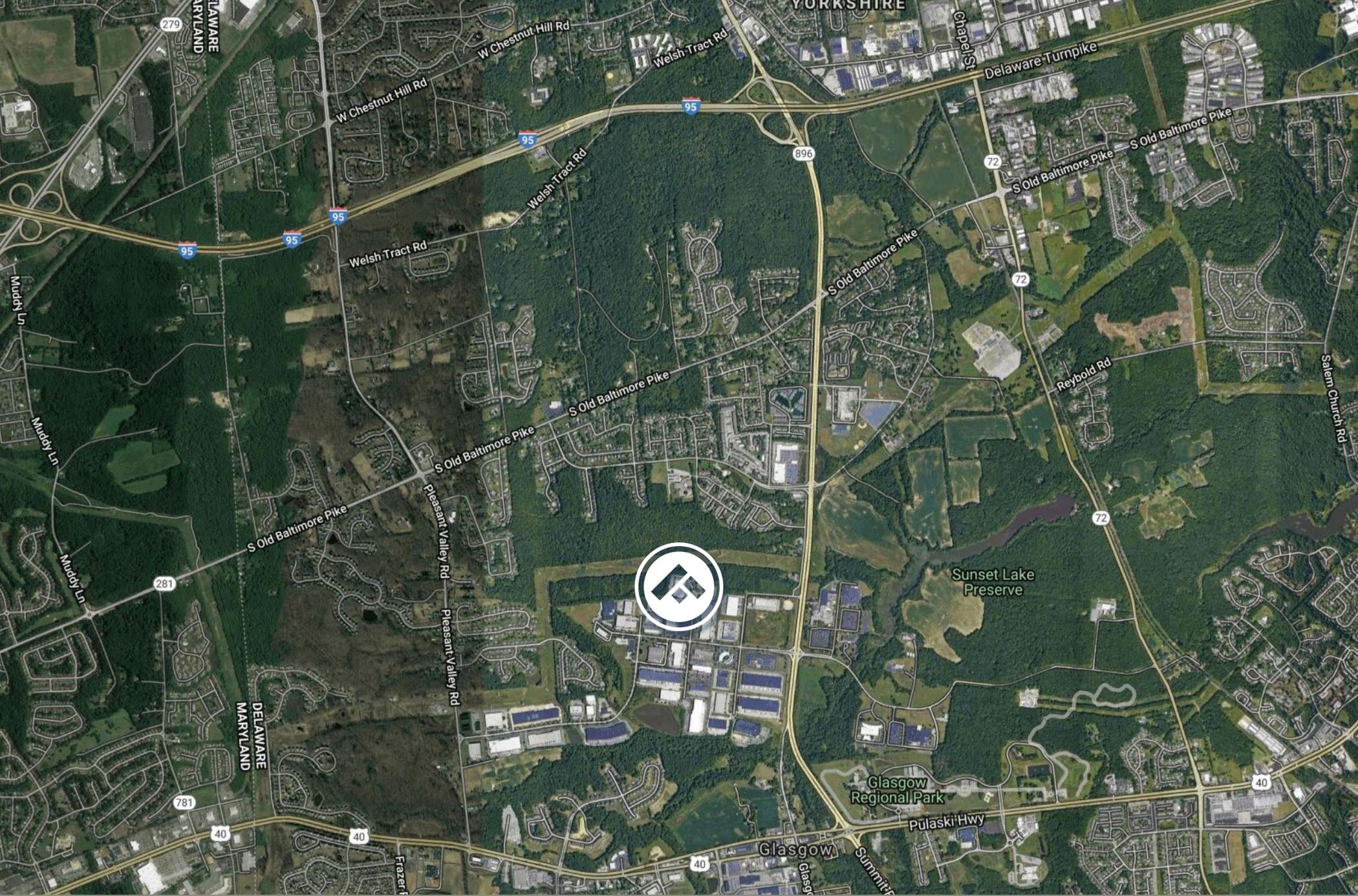
THIRD FLOOR

300	AVAILABLE	2,052 SF
301	AVAILABLE	3,948 SF

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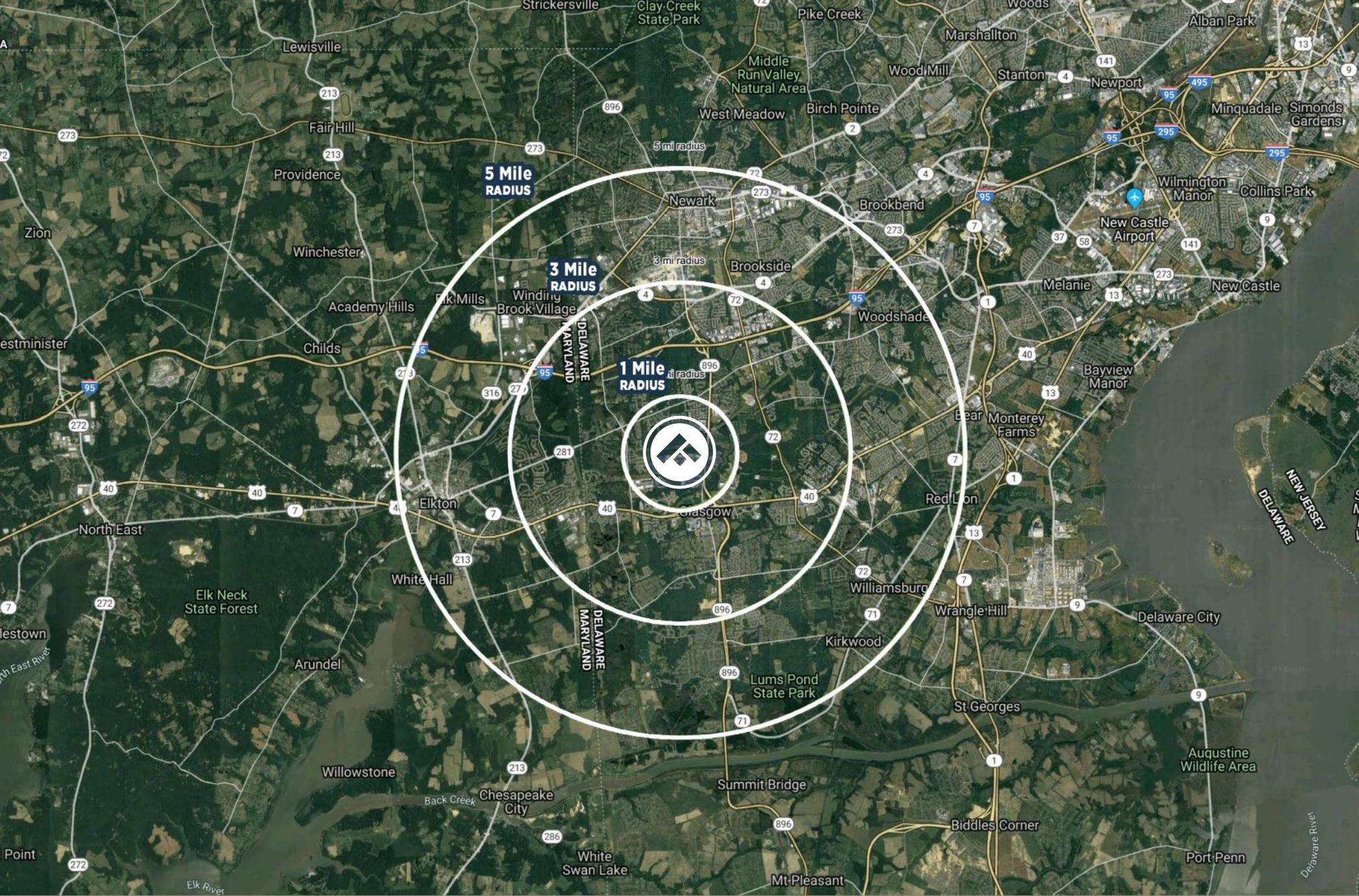




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