

1300 MARROWS ROAD

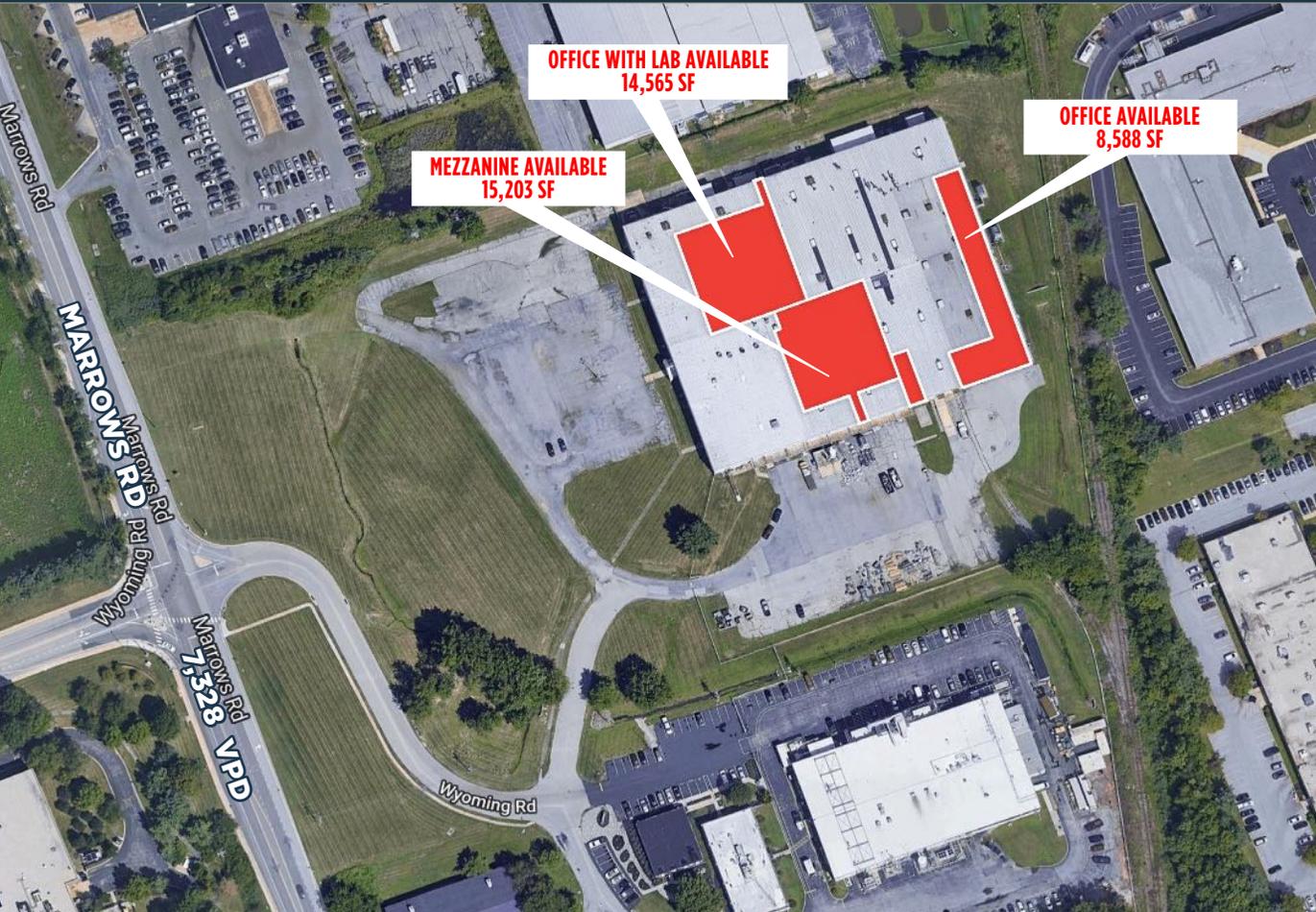
1300 MARROWS ROAD | NEWARK, DE 19711

JOIN



INDUSTRIAL WITH OFFICE & LAB

38,356 SF AVAILABLE



PROPERTY HIGHLIGHTS

- SITE: 13.22 ACRES
- ZONING: INDUSTRIAL
- BUILDING: METAL PANEL ON STEEL COLUMNS
- POWER: 2500 KVA; 480 VOLT, 3-PHASE
- LOADING: FOUR (4) 10' x 10' DOCKS W/LOADING ACCESS
ONE (1) 14' x 16' DRIVE-IN
ONE (1) 11' x 11' DRIVE-IN
- CLEAR HEIGHT: 24' WAREHOUSE/MANUFACTURING
- TYPICAL CLEAR HEIGHT 11' TO 12' EXCEPT AS NOTED ABOVE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION 2025	12,596	78,738	176,089
EST. DAYTIME POP. 2025	13,879	66,434	127,318
EST. HOUSEHOLDS 2025	4,742	29,325	68,728
EST. AVG. HH INCOME 2025	\$81,165	\$110,801	\$115,726

MARROWS RD TRAFFIC COUNT: 7,328 *INRIX 2024

FUSCOMANAGEMENT.COM

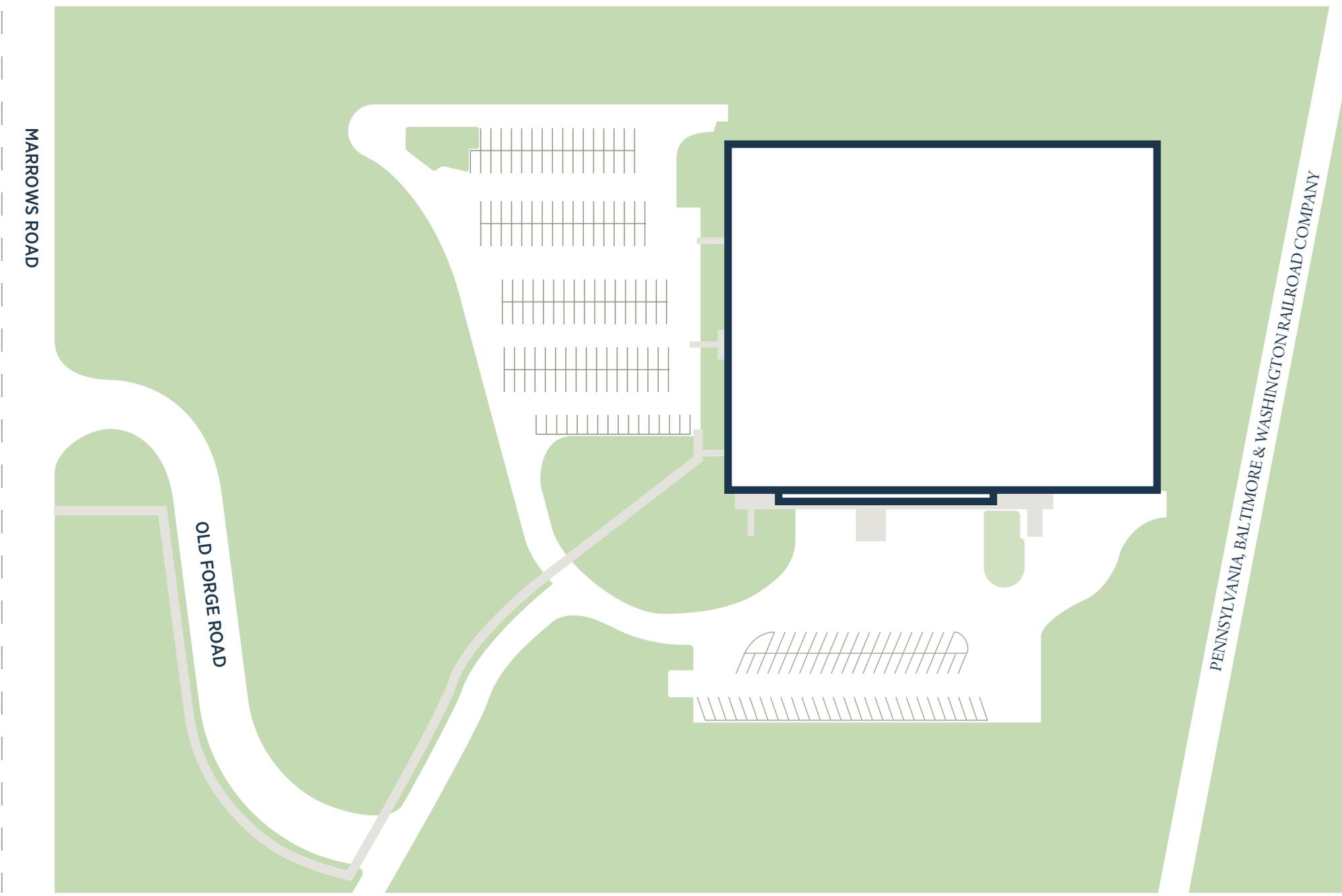


200 AIRPORT ROAD | NEW CASTLE, DE 19720

CONTACT

FRANK J. VASSALLO IV
Leasing@FuscoRealEstate.com
OFFICE 302.328.6251

FUSCO REAL ESTATE, LLC



MARROWS ROAD

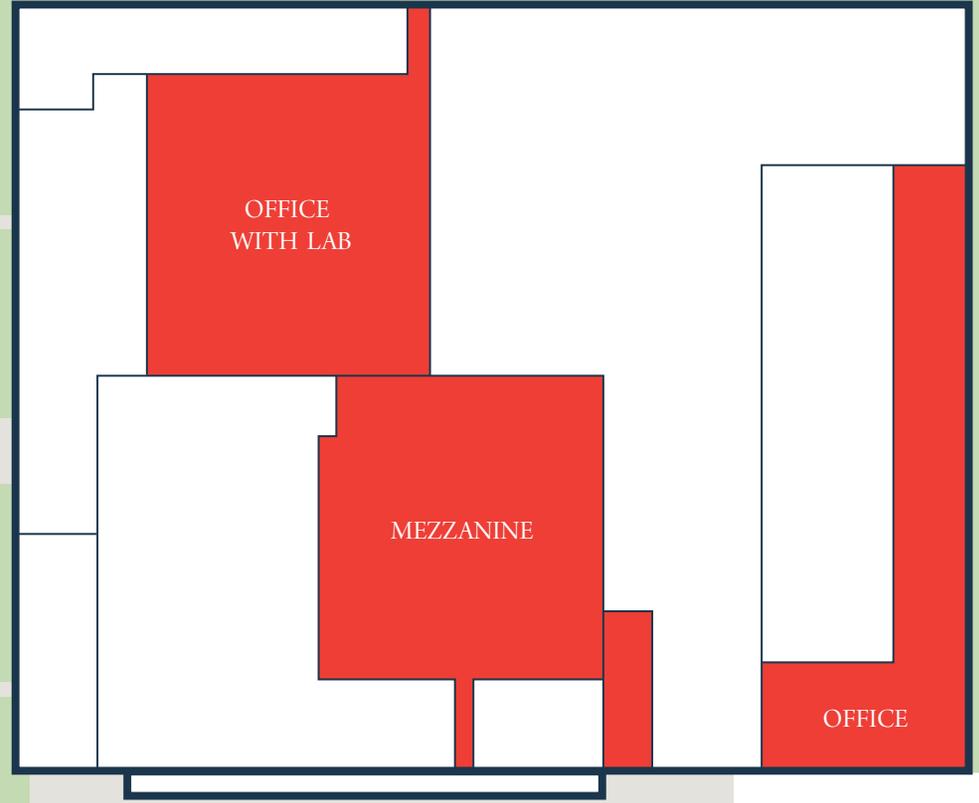
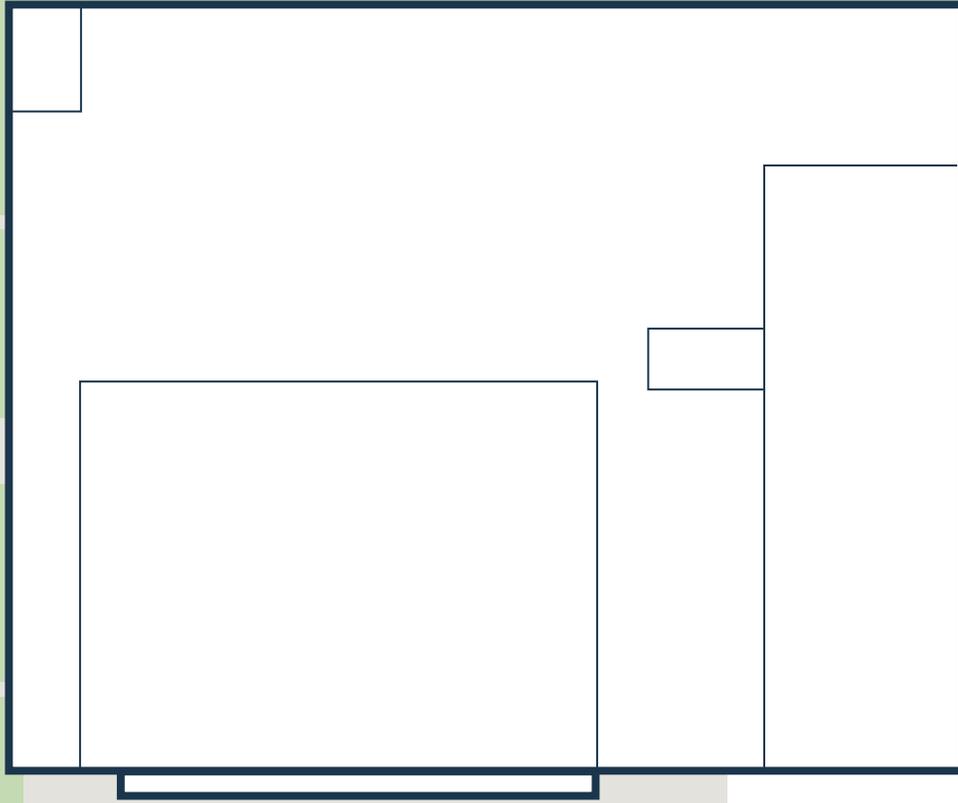
OLD FORGE ROAD

PENNSYLVANIA, BALTIMORE & WASHINGTON RAILROAD COMPANY

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FIRST FLOOR

M CUBED TECHNOLOGIES, INC 116,109 SF

SECOND FLOOR

M CUBED TECHNOLOGIES, INC

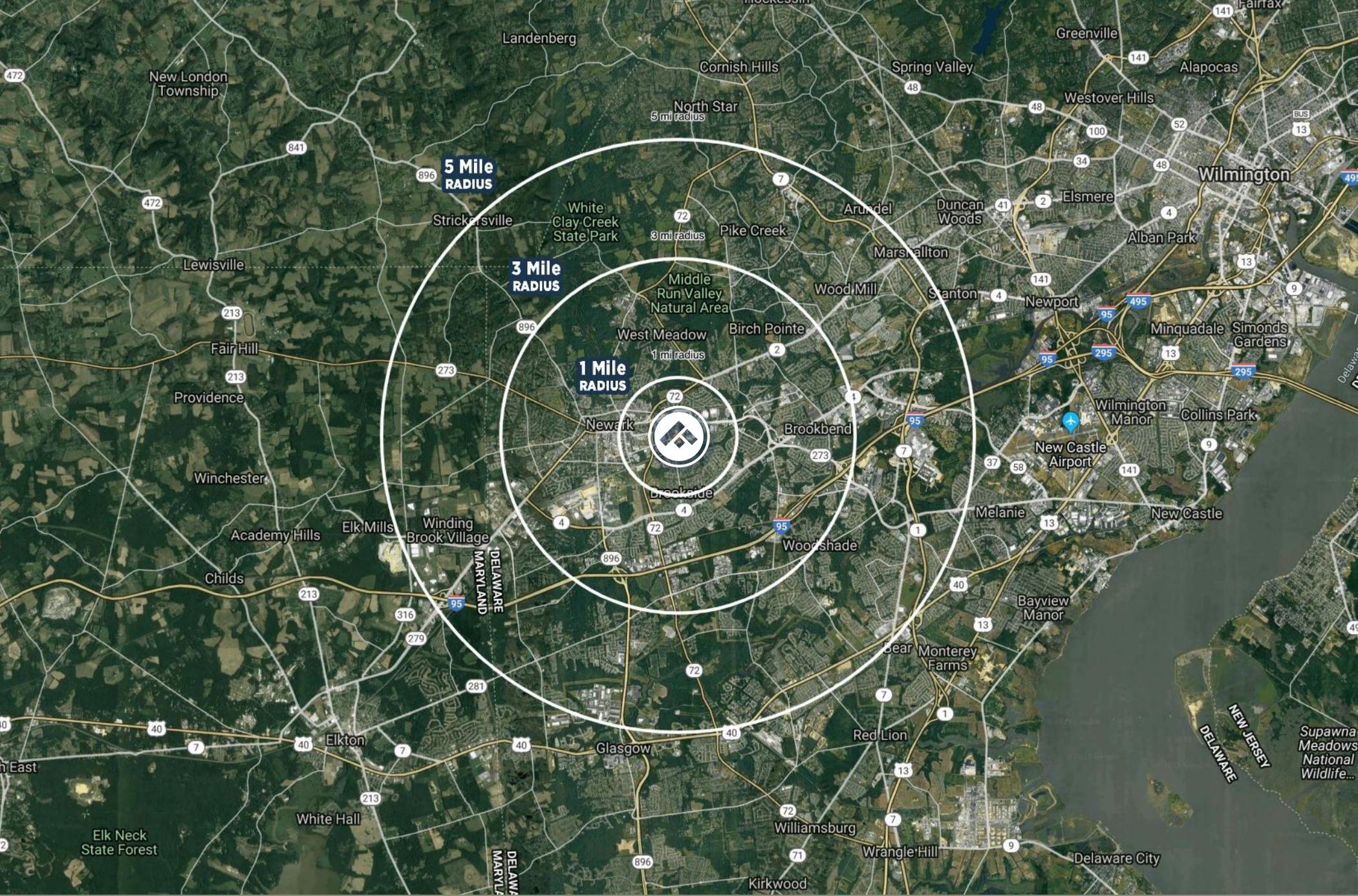
19,174 SF

OFFICE WITH LAB	AVAILABLE	14,565 SF
MEZZANINE	AVAILABLE	15,203 SF
OFFICE	AVAILABLE	8,588 SF

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