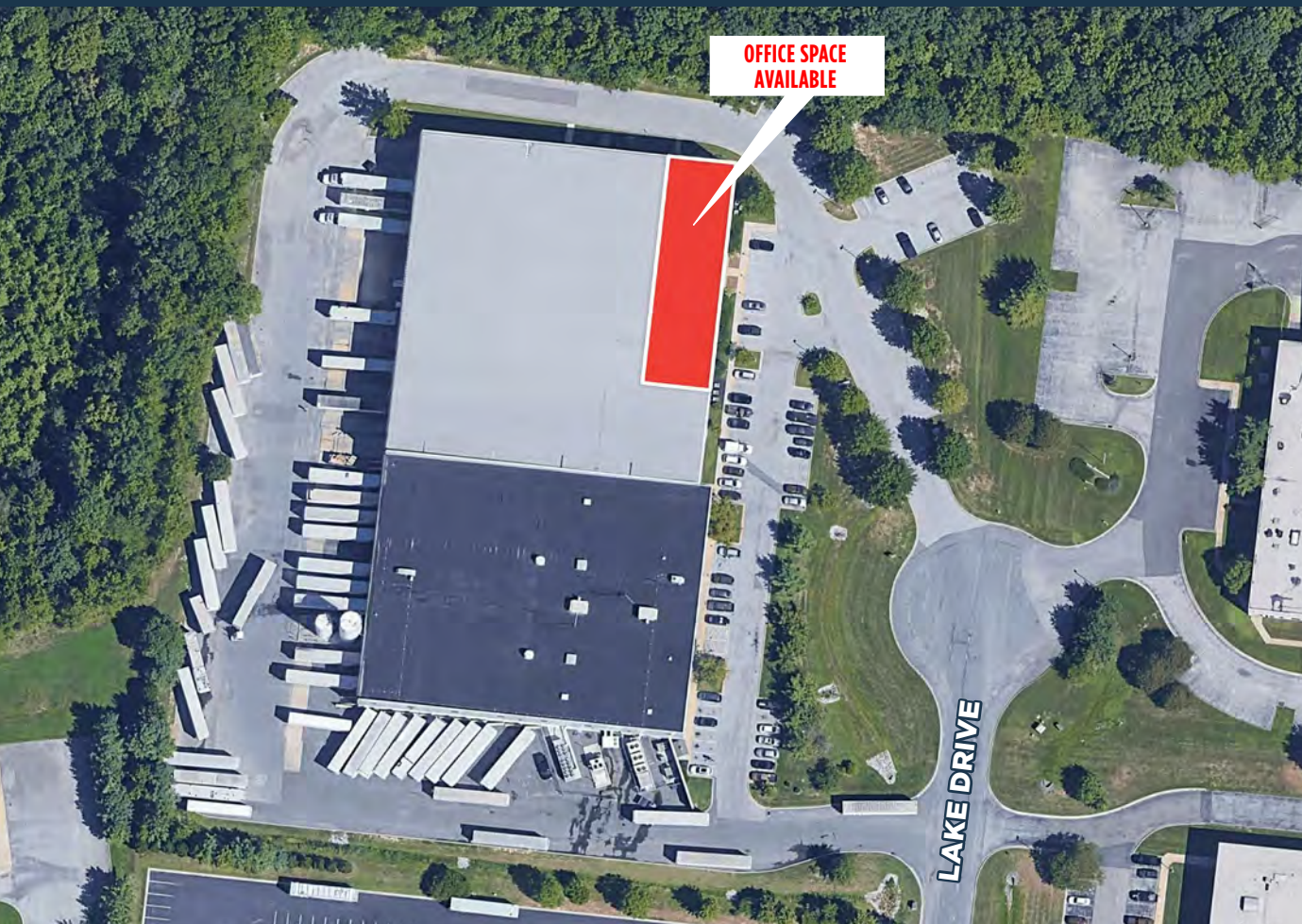


LAKE DRIVE – PENCADER CORPORATE CENTER

100 LAKE DRIVE | NEWARK, DE 19702

FLEX SPACE OFFICE WAREHOUSE 2,792 - 6,000 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 | 7,069 | 46,345 | 148,382 |
| EST. DAYTIME POP. | 4,391 | 34,786 | 100,439 |
| EST. HOUSEHOLDS | 2,223 | 18,059 | 54,816 |
| EST. AVG. HH INCOME | \$95,628 | \$99,771 | \$91,503 |

SOUTH COLLEGE AVE. TRAFFIC COUNT: 33,834 *DELDOT 2017

FUSCOMANAGEMENT.COM



200 AIRPORT ROAD | NEW CASTLE, DE 19720

CONTACT

NEIL KILLIAN

CCIM, SIOR

Principal

neilkillian@emoryhill.com

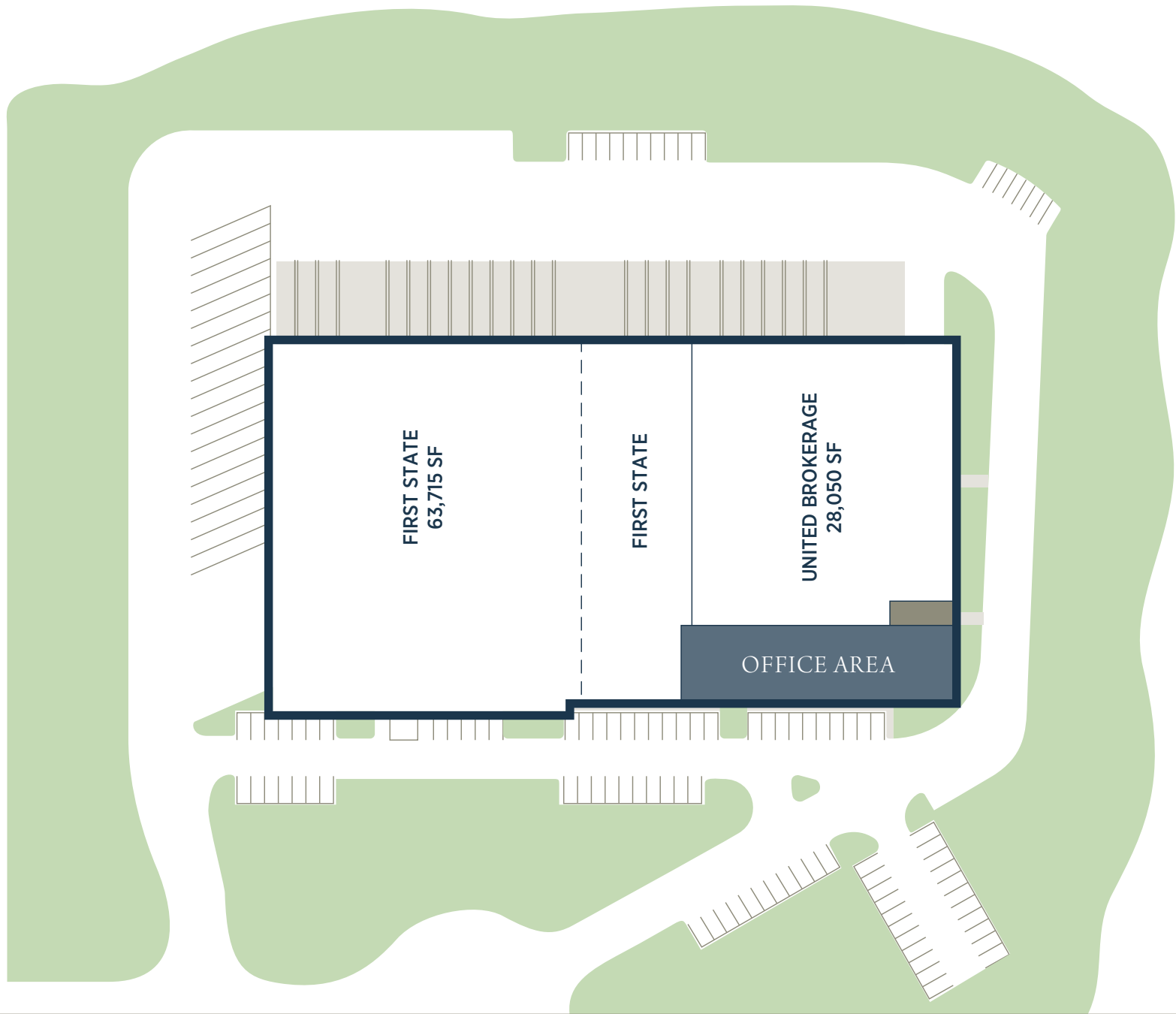
DIRECT 302.221.7256

CELL 302.521.7291

MAIN 302.322.9500

FAX 302.322.9518

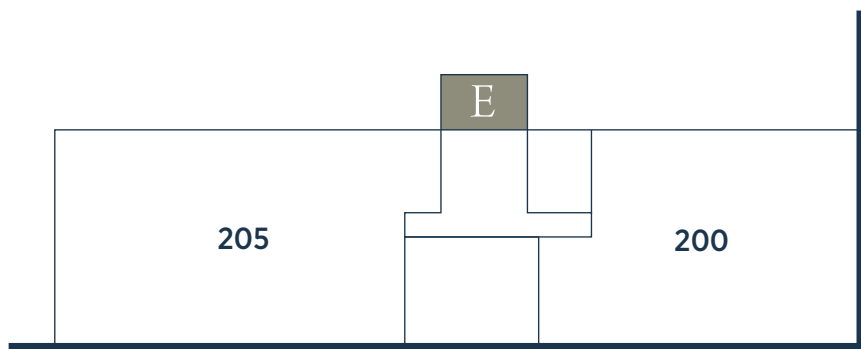
NAI EMORY HILL Commercial Real Estate Services, Worldwide
emoryhill.com



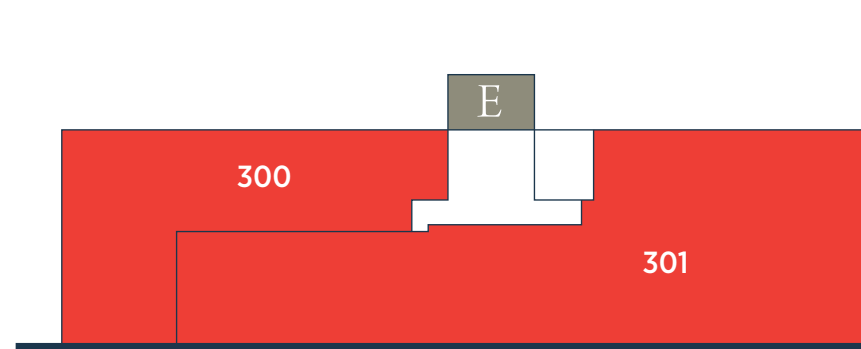
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100 LAKE DRIVE | NEWARK, DE 19702

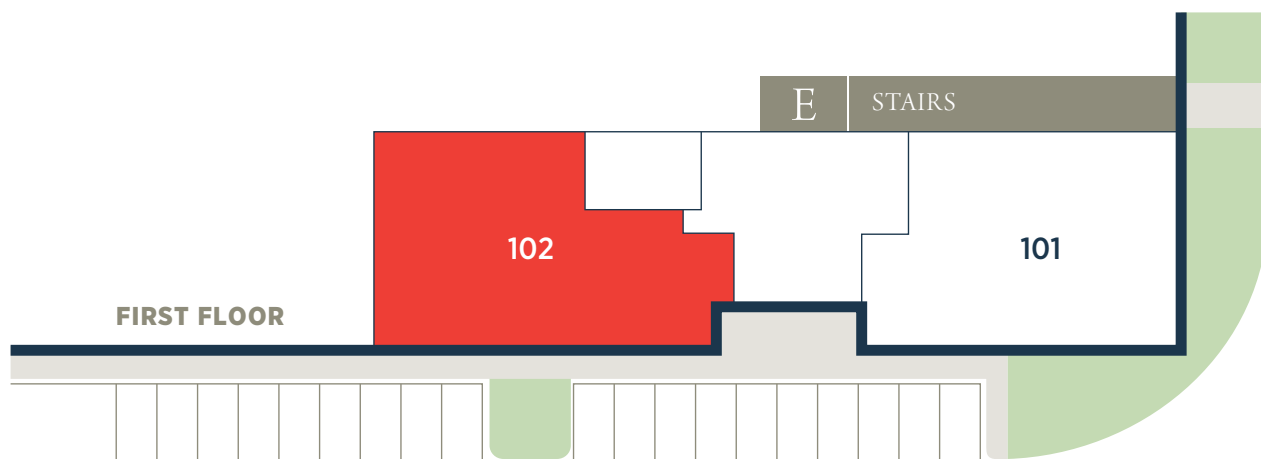




SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

FIRST FLOOR

| | | |
|-----|--------------|----------|
| 101 | EXAM MASTERS | 2,052 SF |
| 102 | AVAILABLE | 2,428 SF |

SECOND FLOOR

| | | |
|-----|--------------|----------|
| 200 | PROAUTOMATED | 4,044 SF |
| 205 | AQUA COST | 2,300 SF |

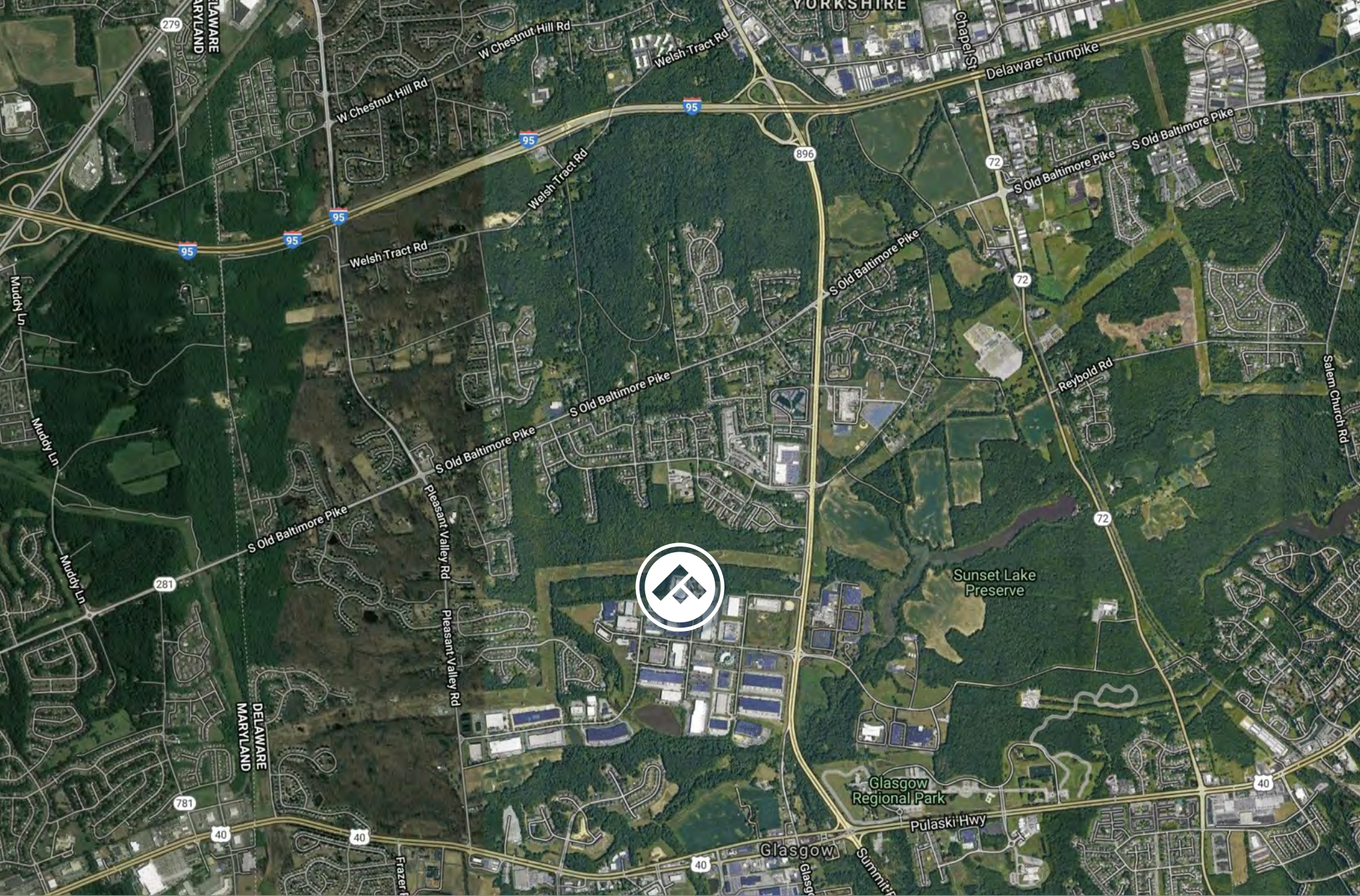
THIRD FLOOR

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

LAKE DRIVE – PENCADER CORPORATE CENTER

100 LAKE DRIVE | NEWARK, DE 19702

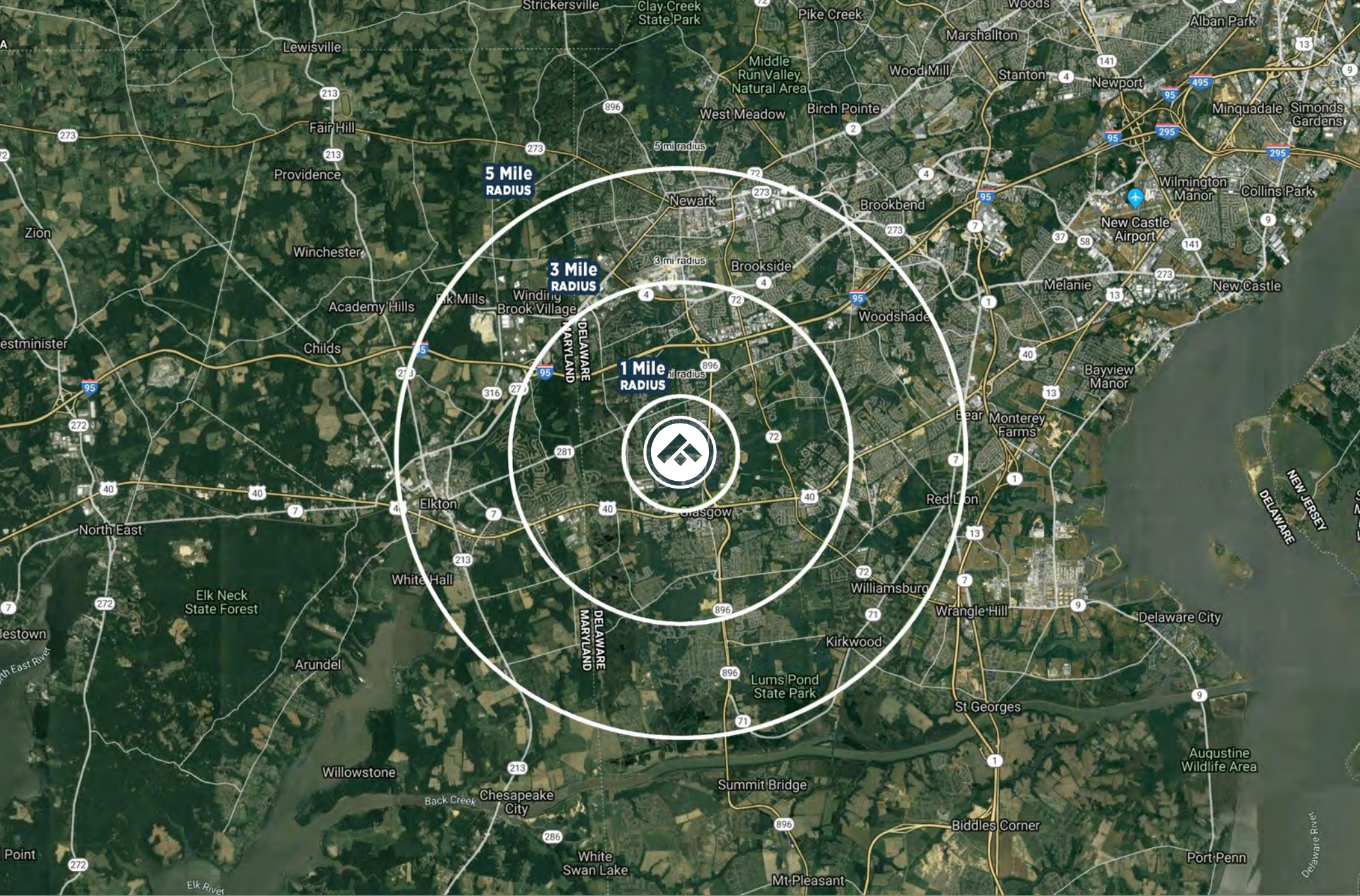




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