

# 1300 MARROWS ROAD

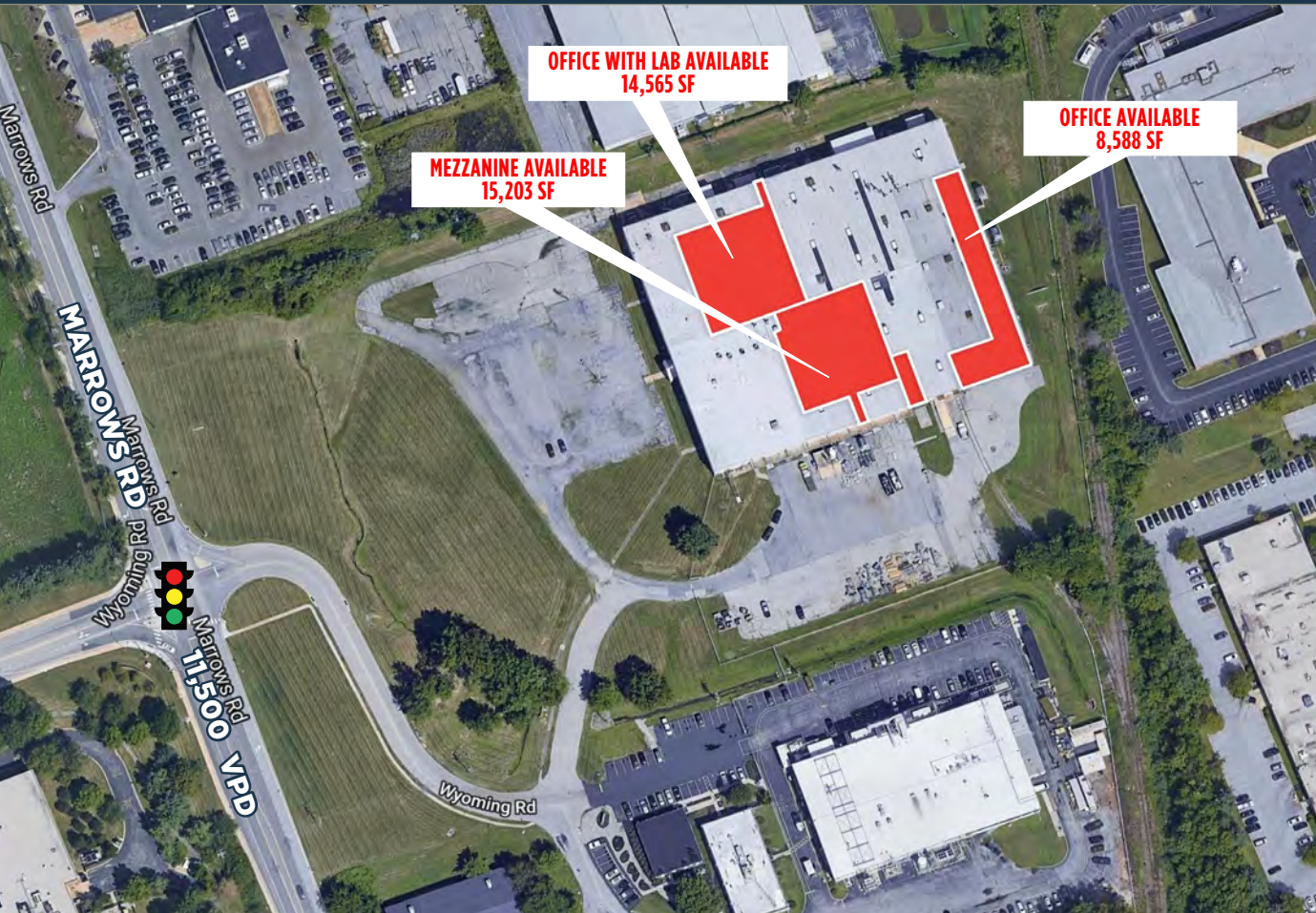
1300 MARROWS ROAD | NEWARK, DE 19711

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 2019	12,776	78,120	174,294
EST. DAYTIME POP. 2019	11,818	63,306	140,101
EST. HOUSEHOLDS 2019	4,809	28,816	67,488
EST. AVG. HH INCOME 2019	\$62,803	\$80,632	\$89,420

MARROWS RD TRAFFIC COUNT: 11,500 \*DELDOT 2018

FUSCOMANAGEMENT.COM



200 AIRPORT ROAD | NEW CASTLE, DE 19720

CONTACT

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**FUSCO MANAGEMENT INC.**

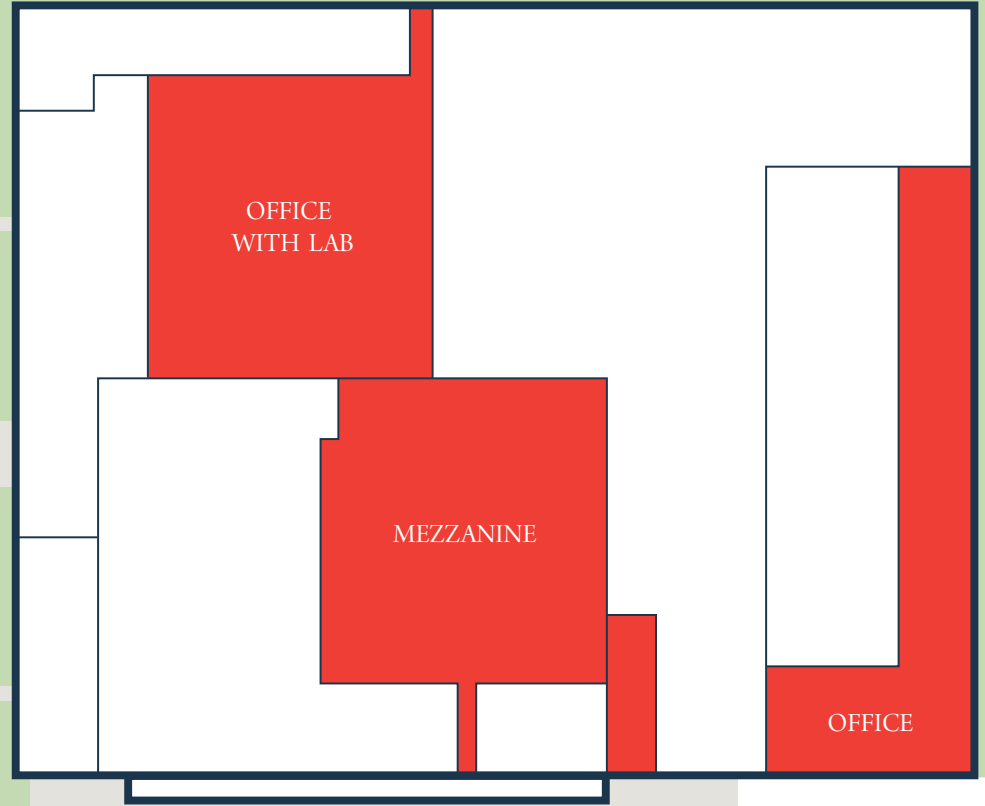
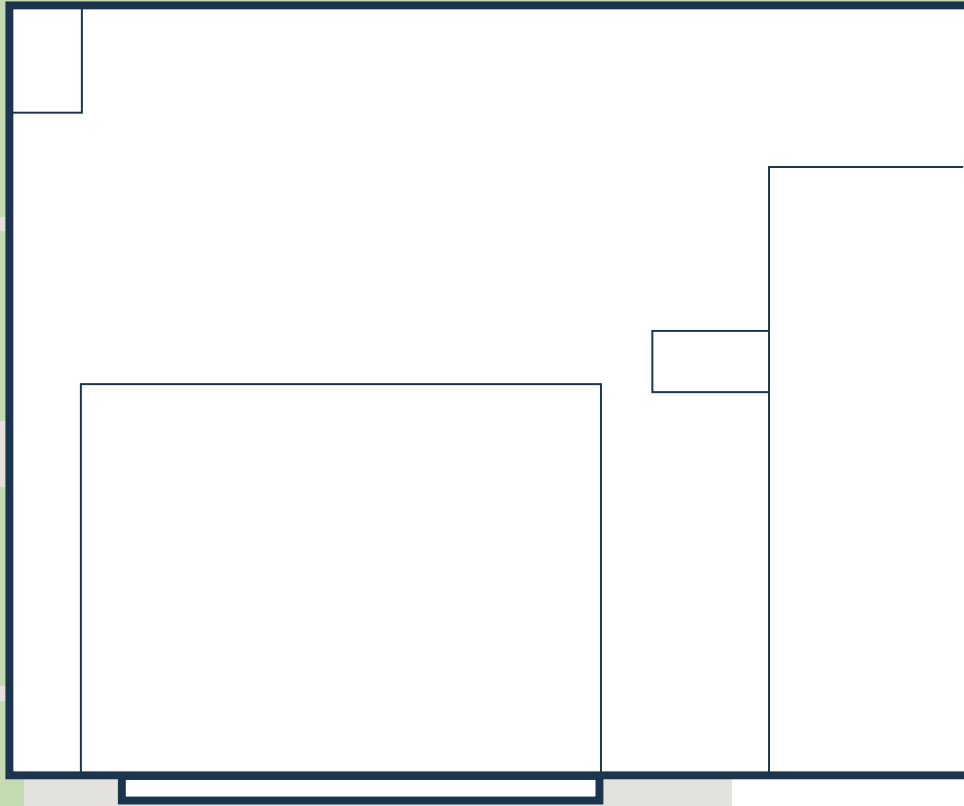
MARROWS ROAD

OLD FORGE ROAD

PENNSYLVANIA, BALTIMORE & WASHINGTON RAILROAD COMPANY

**1300 MARROWS ROAD**  
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**FIRST FLOOR**

**M CUBED TECHNOLOGIES, INC 116,109 SF**

**SECOND FLOOR**

**M CUBED TECHNOLOGIES, INC**

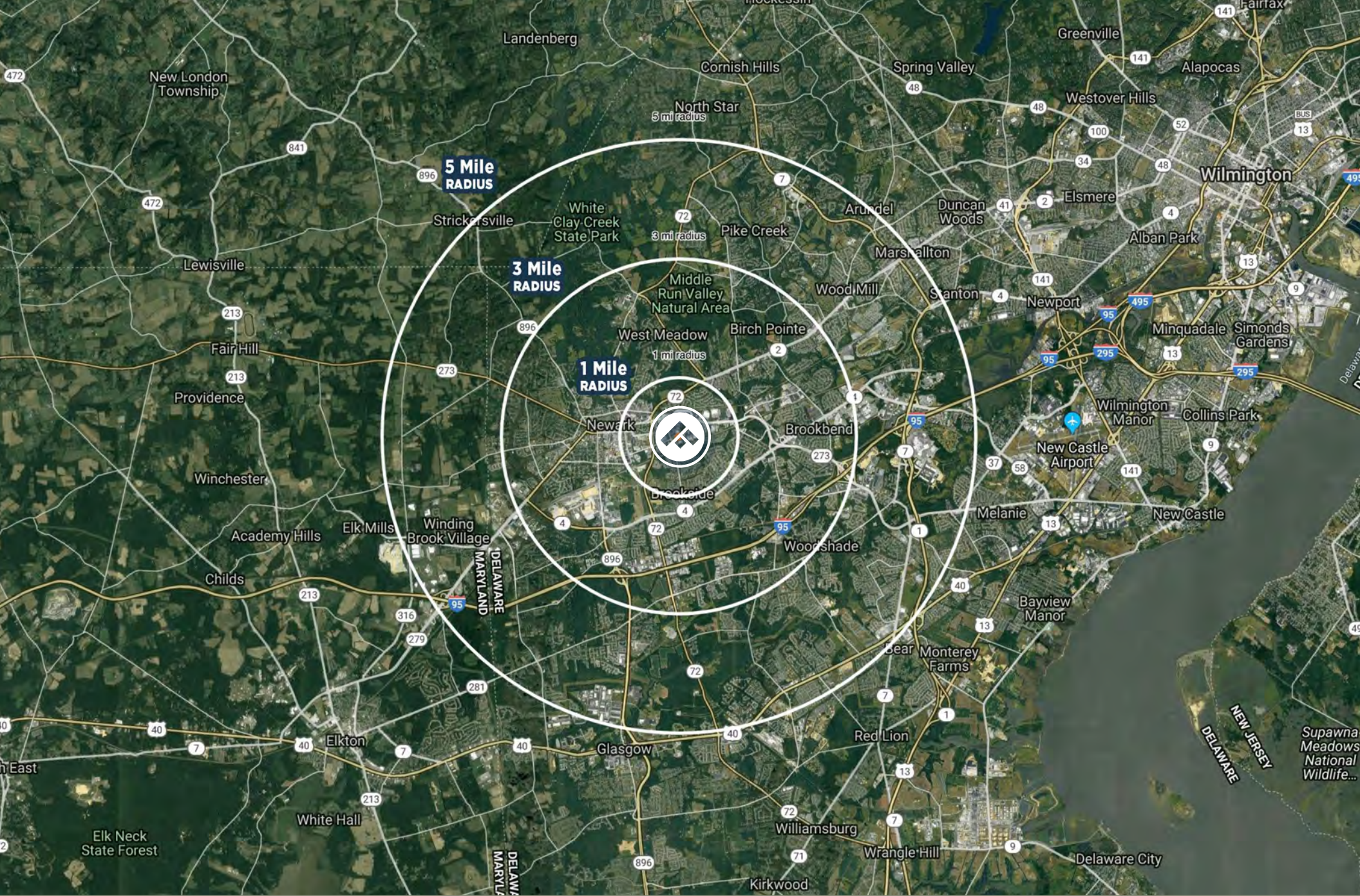
**19,174 SF**

<b>OFFICE WITH LAB</b>	<b>AVAILABLE</b>	<b>14,565 SF</b>
<b>MEZZANINE</b>	<b>AVAILABLE</b>	<b>15,203 SF</b>
<b>OFFICE</b>	<b>AVAILABLE</b>	<b>8,588 SF</b>

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