

SALE / LEASE

Industrial Space for sale or lease

213 NESBIT DRIVE

Seaford, DE 19973

PRESENTED BY:

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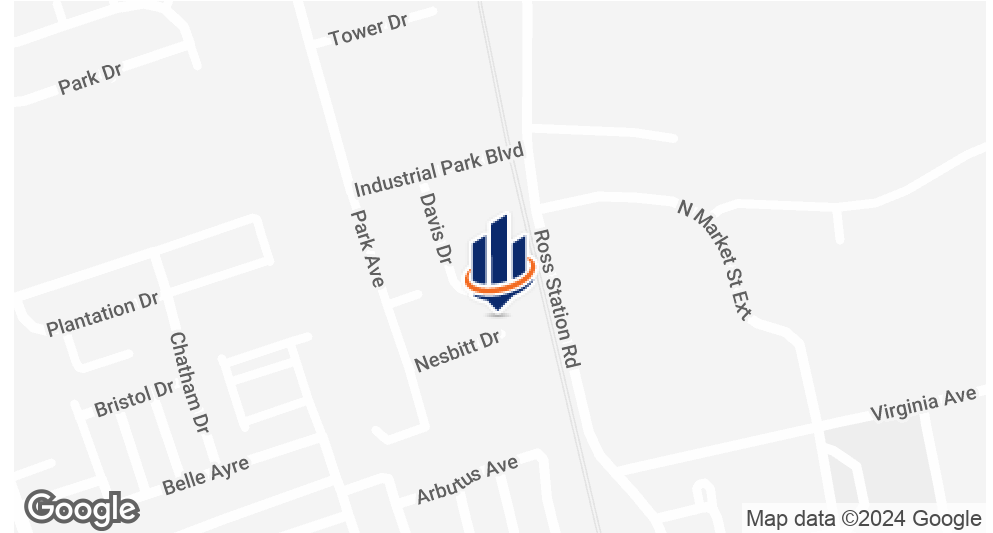
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BLAKE BOYD

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$5,000,000
LEASE RATE:	\$7.00 SF/yr (NNN)
BUILDING SIZE:	60,000 SF
AVAILABLE SF:	15,000 - 45,000 SF
LOT SIZE:	5.11 Acres
PRICE / SF:	\$83.33
ZONING:	M-1 Lt Industrial

PROPERTY OVERVIEW

60,000 industrial manufacturing facility for sale or lease. Up to 22,500 SF of fully conditioned space available. (6,117 SF. is HEPA and 3,081 SF. is White Room). 30' ceilings. Additional 5,271 SF of very attractive office space offering private offices, conference rooms, bull pen area, administrative areas and kitchen. Additional 17,699 SF and 14,500 SF warehouse spaces. Large breakroom with lockers. Multiple restrooms. Heavy electrical power - 480/227V & 208 V. Public utilities. Great parking for employees and tractor trailers. 3,500 SF of open mezzanine space. Located in the Seaford Industrial Park. Seaford, DE is business friendly with no inventory tax and no sales tax. Economic Incentives are offered through the City of Seaford. Opportunity zone.

PROPERTY HIGHLIGHTS

- 45,000 SF Available / 22,500 is fully conditioned industrial manufacturing space and 32,000 SF is heated warehouse space.
- 5,271 SF-Very attractive office space and additional 3,500 mezzanine space.

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EXTERIOR PHOTOS



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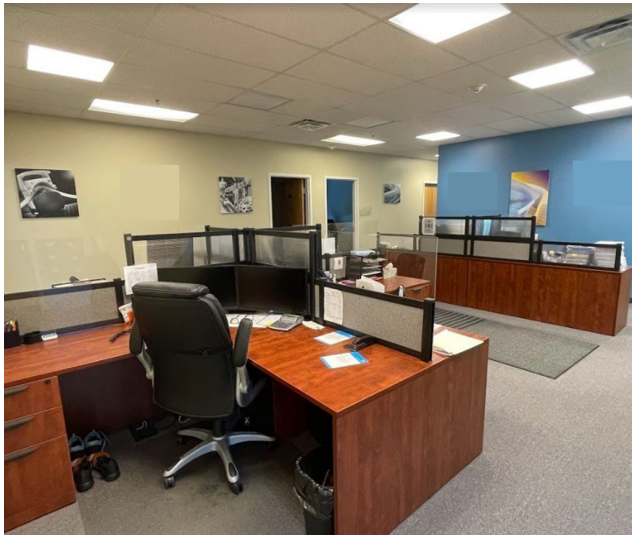
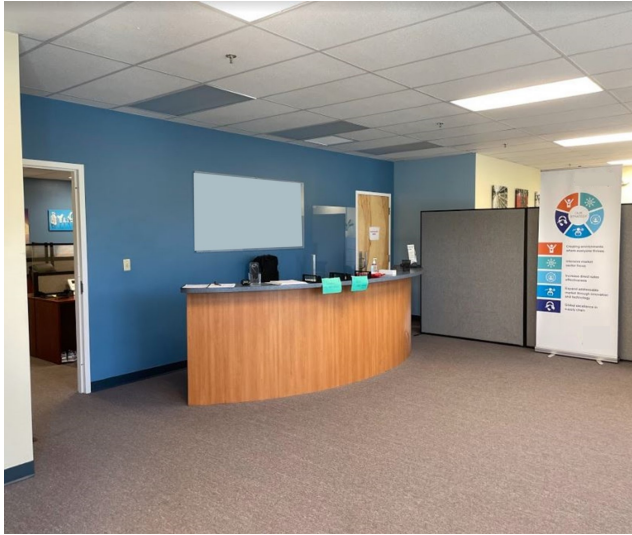
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LOBBY & OFFICE AREA



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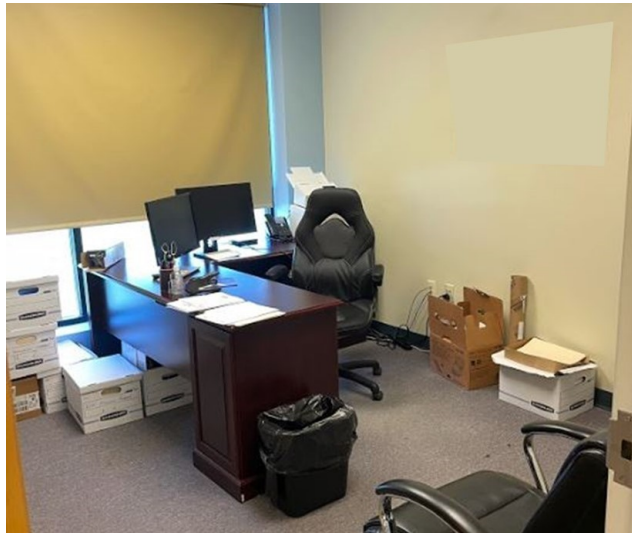
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PRIVATE OFFICES



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CLEAN & HEPA ROOMS



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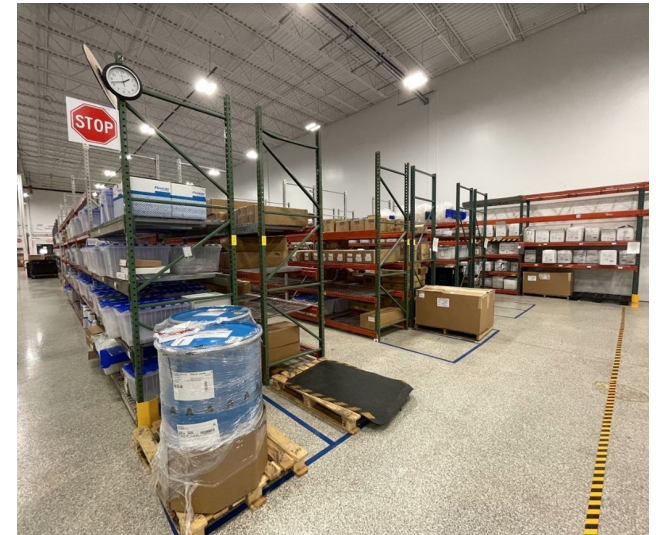
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WAREHOUSE PHOTOS



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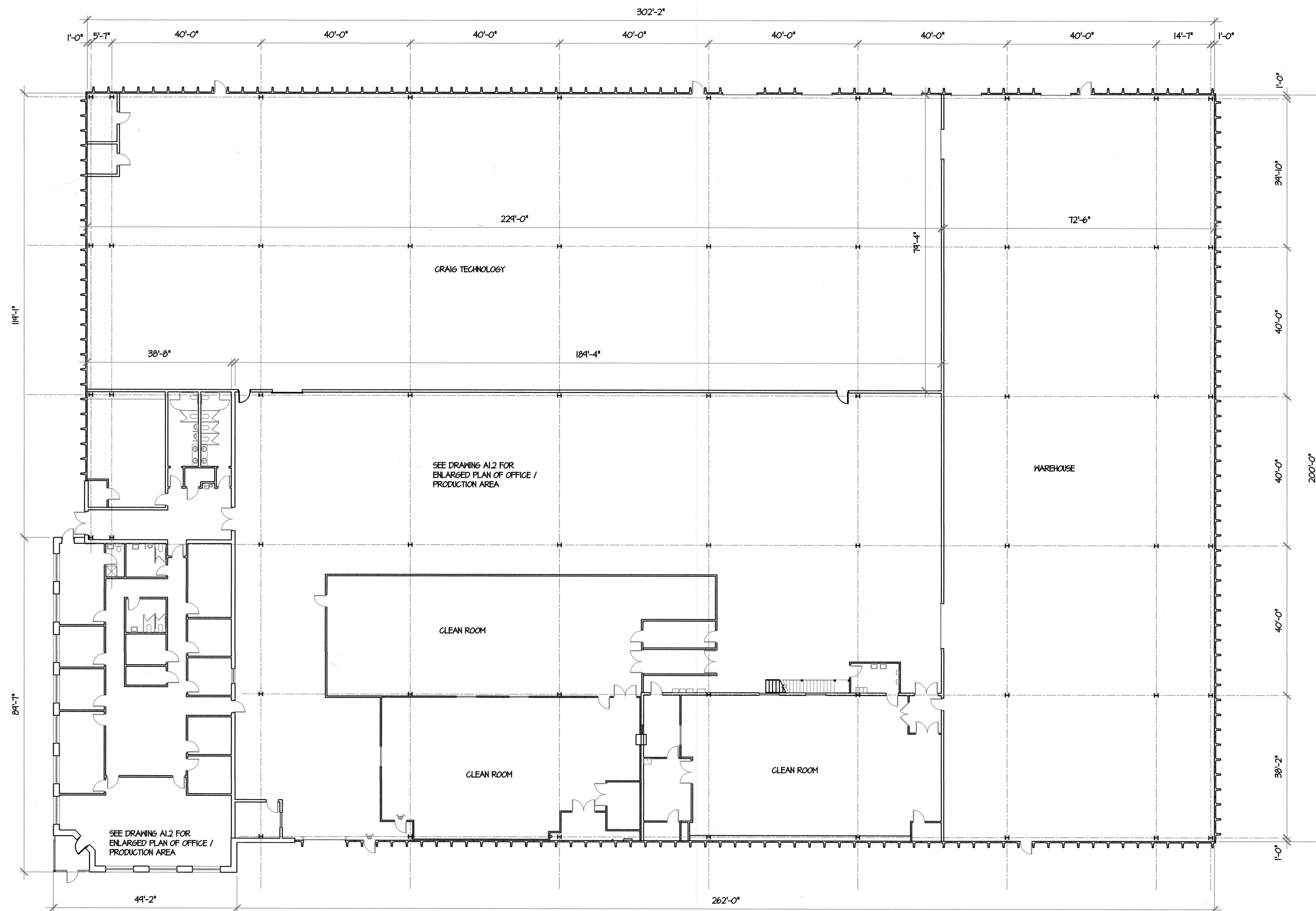
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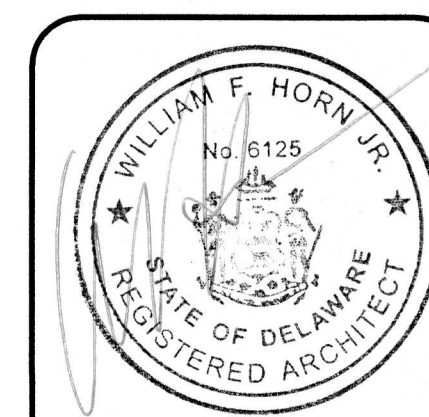
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1 OVERALL BUILDING PLAN
1/16" = 1'-0"



SIGNATURE OF :
WILLIAM F. HORN, JR.
DATE OF SIGNATURE:
07/12/17
DATE OF REGISTRATION:
EXPIRATION : 1/31/18

PRINTED	PURPOSE
07/12/17	FOR OWNERS USE

THE PROFESSIONAL SERVICES OF THE ARCHITECT ARE UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF FLOW SMART NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE ARCHITECT FOR THE BENEFIT OF ANY OTHER PERSON INVOLVED IN THE PROJECT.

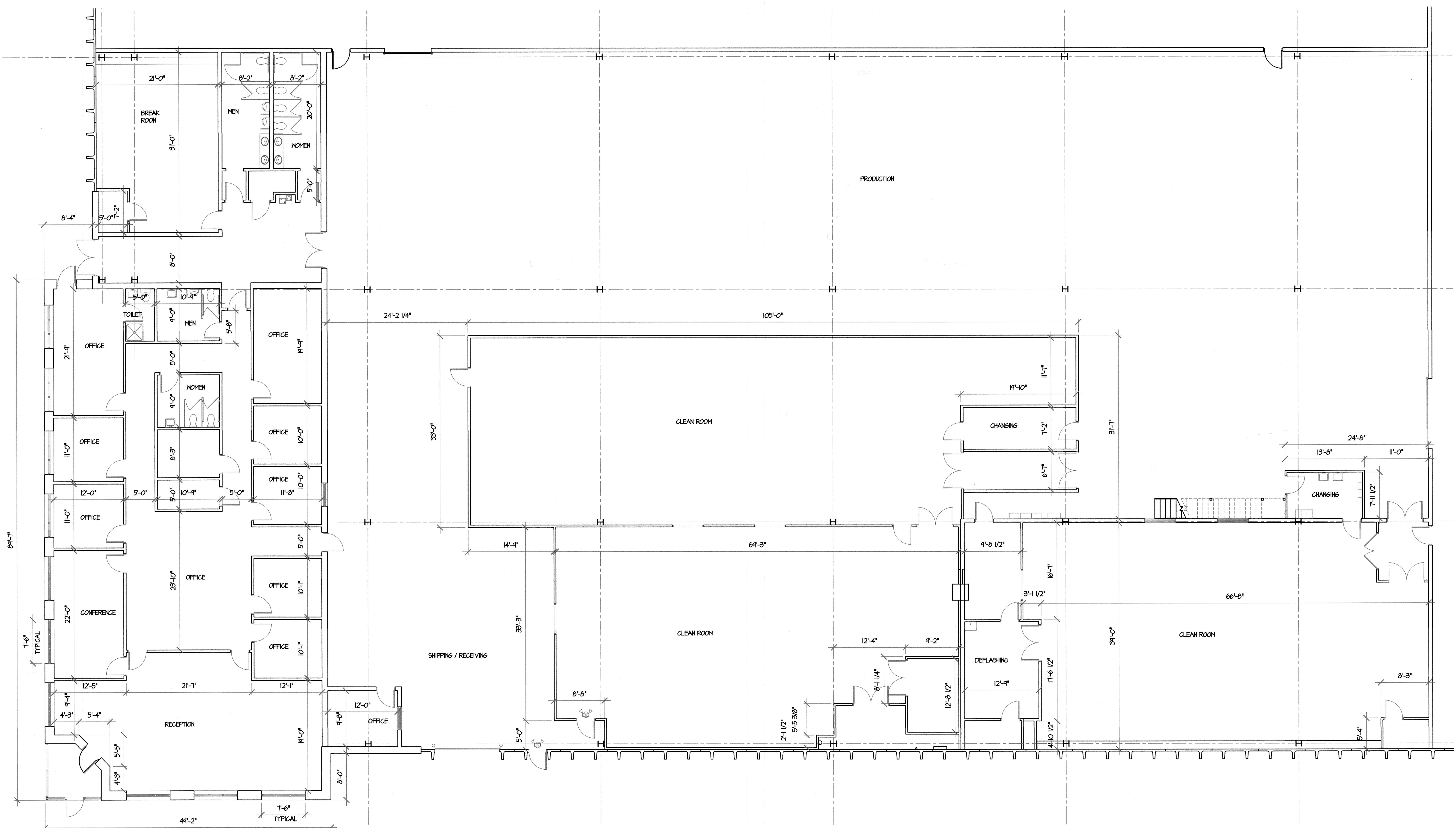
THE ARCHITECT WHO SEALED, SIGNED AND DATED THIS DOCUMENT HAS NOT BEEN EMPLOYED TO FURNISH CONSTRUCTION CONTRACT ADMINISTRATION SERVICES AS DEFINED IN 24 DEL. C. 303 (C).

DESIGNED WFH
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CHECKED WFH
PROJ. NO.31748
SCALE AS NOTED
SHEET NUMBER

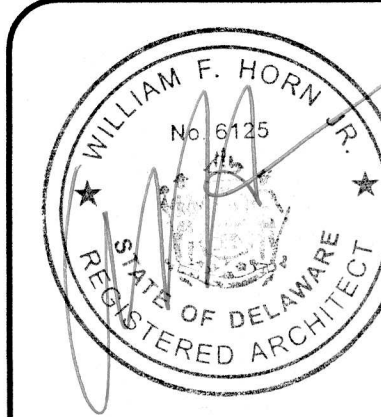
A1.1

EXISTING PLAN
FLOW SMART
213 NESBITT DRIVE
SEAFORD, DELAWARE

W.F.HORN
ARCHITECT, INC.
30866 E. SALLIE ROSS BEND
MILTON, DELAWARE
PHONE: 302-674-1620 302-231-2176



1 OFFICE / PRODUCTION AREA PLAN
1/8" = 1'-0"



SIGNATURE OF :
WILLIAM F. HORN, JR.

DATE OF SIGNATURE:
07/12/17

DATE OF REGISTRATION:
EXPIRATION : 1/31/18

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PROJ. NO. 31748
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SHEET NUMBER

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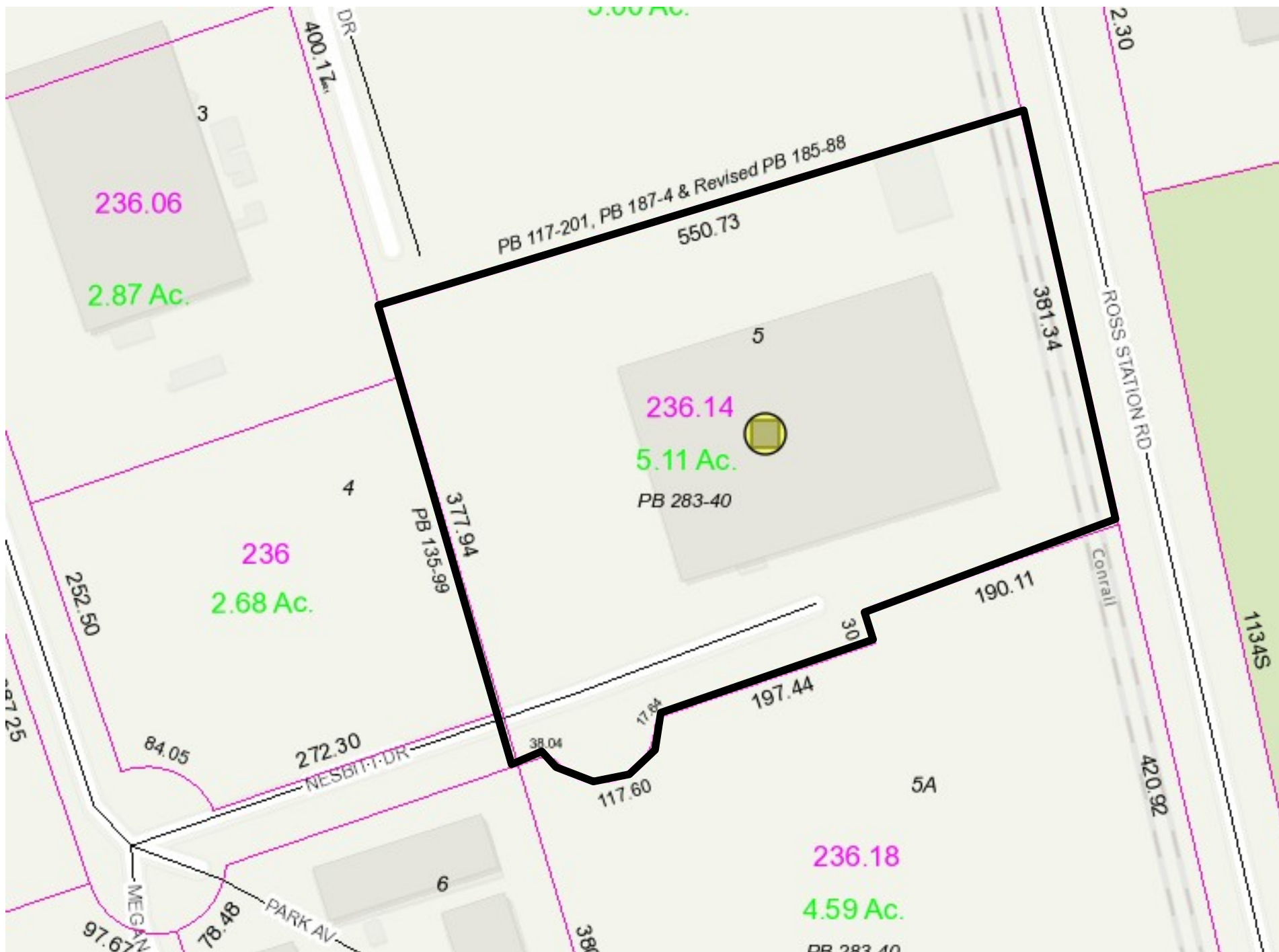
W.F. HORN
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30866 E. SALLIE ROSS BEND MILTON, DELAWARE
PHONE: 302-674-1620 302-231-2176

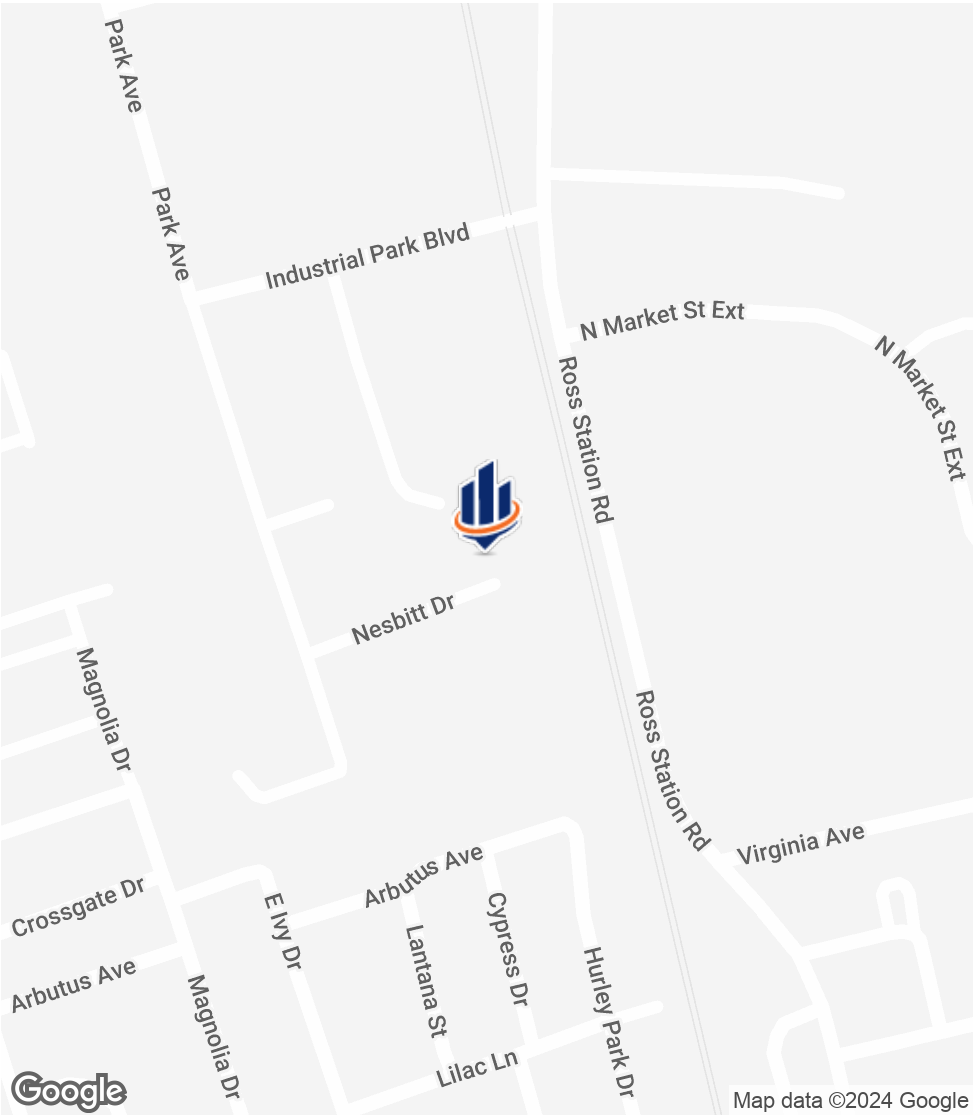
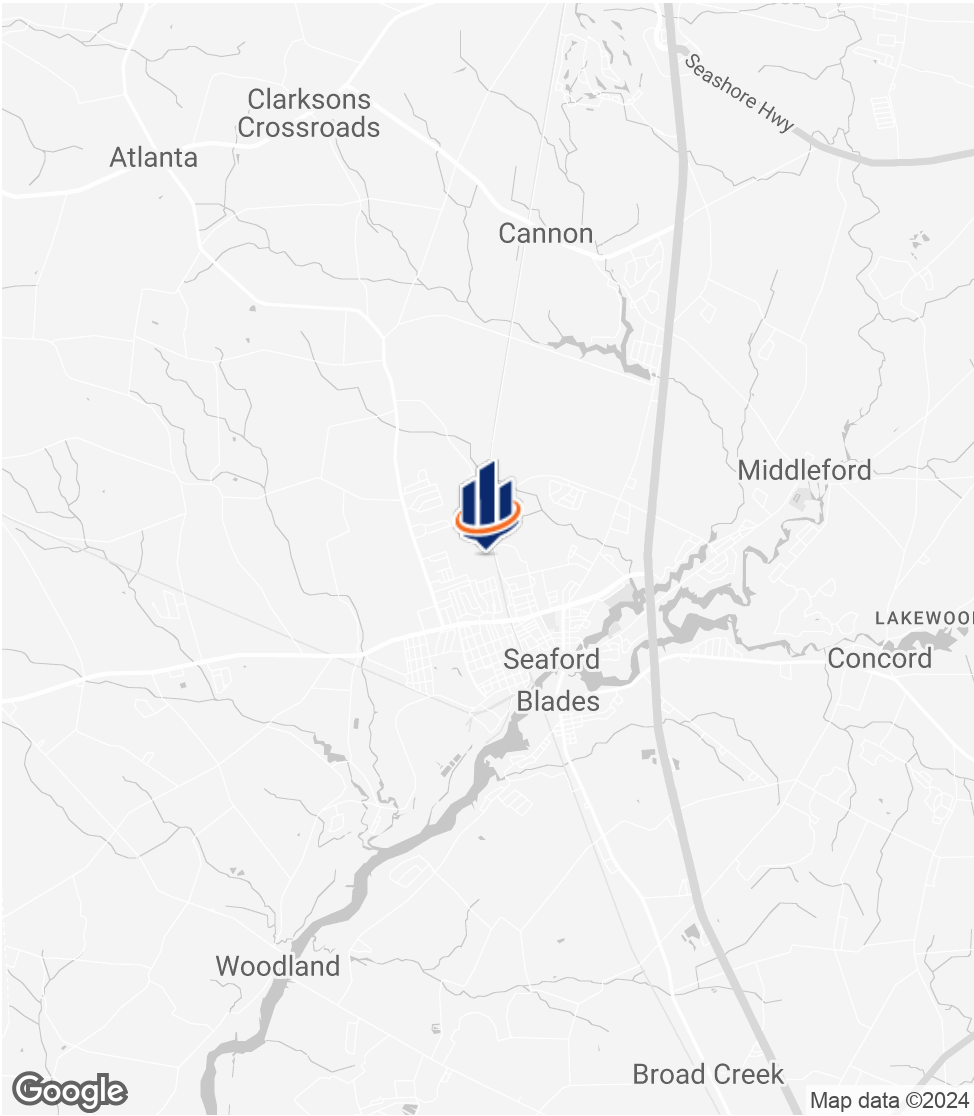
EXISTING PLAN
FLOW SMART
213 NESSITT DRIVE
SEAFORD, DELAWARE

OFFICE / PRODUCTION
PLAN

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

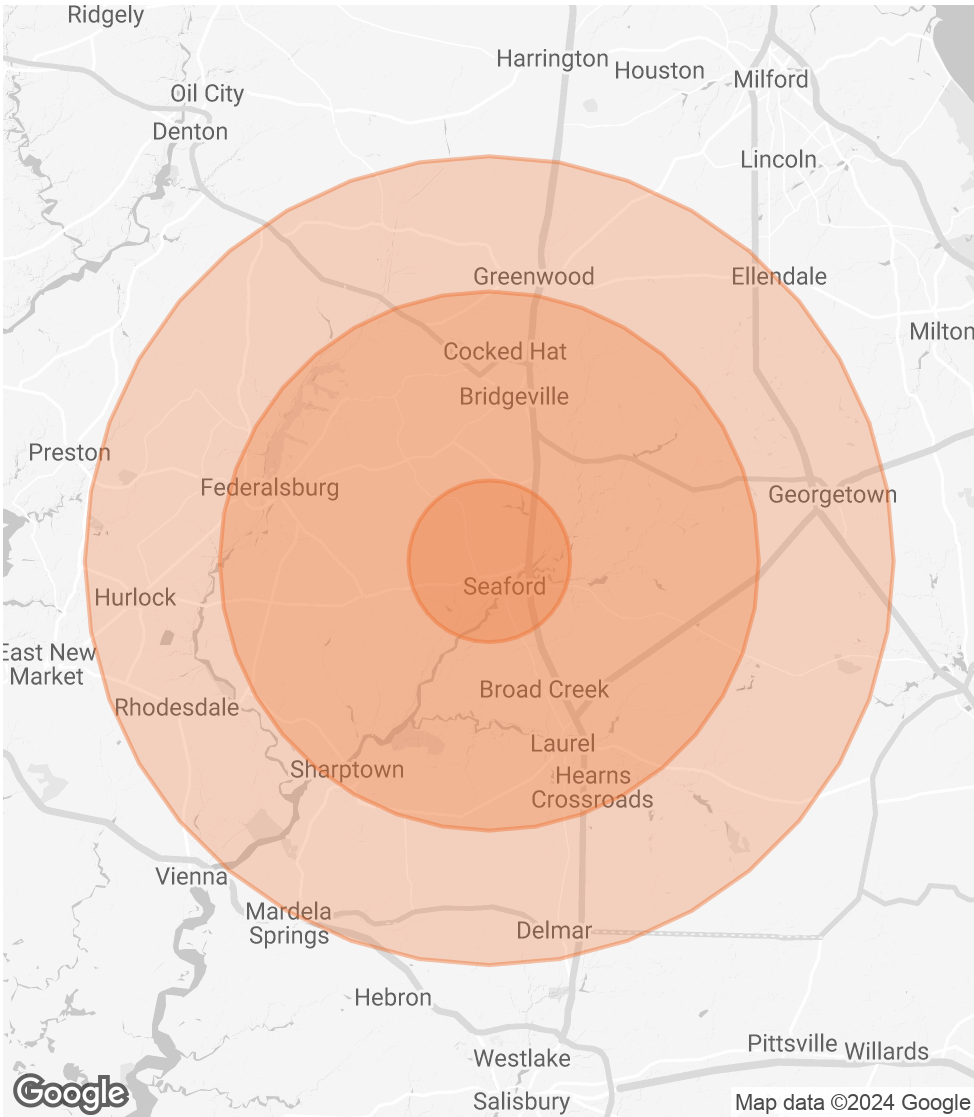
POPULATION 3 MILES 10 MILES 15 MILES

TOTAL POPULATION	14,429	54,316	87,954
AVERAGE AGE	42.5	40.4	41.0
AVERAGE AGE (MALE)	41.8	40.1	39.7
AVERAGE AGE (FEMALE)	42.1	40.8	41.6

HOUSEHOLDS & INCOME 3 MILES 10 MILES 15 MILES

TOTAL HOUSEHOLDS	5,951	21,974	36,108
# OF PERSONS PER HH	2.4	2.5	2.4
AVERAGE HH INCOME	\$66,607	\$63,971	\$63,504
AVERAGE HOUSE VALUE	\$226,634	\$226,945	\$249,911

* Demographic data derived from 2020 ACS - US Census



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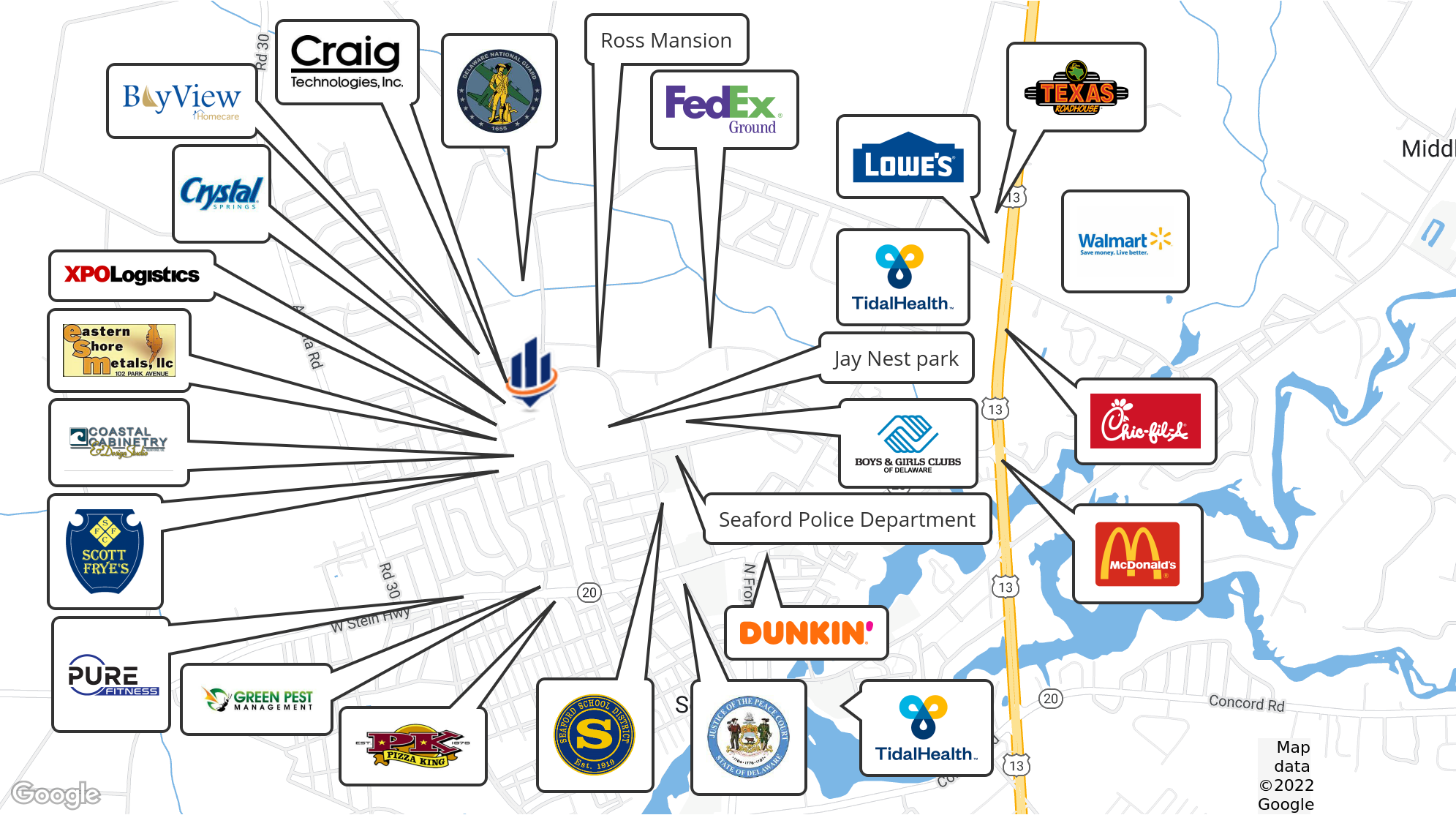
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RETAILER MAP



Map
data
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Google

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ADVISOR BIO 1



HENRY HANNA, CCIM, SIOR

Council Chair of Industrial Properties

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PROFESSIONAL BACKGROUND

Henry H. Hanna, III, CCIM, SIOR, serves as the National Council Chair of Industrial Properties and is a Senior Advisor for SVN Miller Commercial Real Estate. He specializes in the marketing and sale of industrial and commercial properties. Hanna has successfully represented banks, developers, investors, and commercial and industrial companies as well as local and state governments. He has brokered industrial sales including the Northwood Industrial Park in Salisbury, Maryland; has worked with national and international companies (from Germany, Italy, and Belgium); has listed, marketed, and sold a variety of pharmaceutical, defense, hi-tech, manufacturing, modular home, and boatbuilding companies. He has also actively worked with the State of Maryland, the Department of Business and Economic Development, and MEDCO—the Maryland Economic Development Corporation.

Hanna holds the prestigious Society of Industrial and Office Realtors designation (SIOR) and the Certified Commercial Investment Member (CCIM) designation.

Hanna currently serves as director for WIRA (Wallops Island Regional Alliance) supporting economic development for industries serving NASA, the Aerospace and Unmanned Aerial Vehicles. (UAV).

He served as past chair for the Salisbury University (SU) Foundation and SU Real Estate Foundation, where he volunteers regularly and provides his expertise and advice on real estate matters.

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ADVISOR BIO 2



FLO BROTZMAN

Senior Advisor

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MD #597618

PROFESSIONAL BACKGROUND

Flo Brotzman serves as an Advisor for SVN /Miller Commercial Real Estate, specializing in the sale and leasing of industrial and NNN properties on Maryland's Eastern Shore and Lower Delaware.

Flo works directly with senior advisor, Henry Hanna, CCIM, SIOR, an industry veteran with more than 35 years of brokerage experience and more than 1,000 career transactions. Hanna has been consistently in the top 20 for SVN advisors. Flo has more than 20 years of real estate experience with the last ten years focusing completely on commercial real estate.

Prior to joining SVN-Miller Commercial, Flo served as the administrative office manager for Long & Foster Real Estate in Salisbury, Maryland. With 20 years of real estate experience, Flo has handled almost every aspect of a real estate transaction from listing, research, marketing, and advertising.

Flo is active in her church and youth ministry and enjoys working with the Chesapeake Housing Mission, a non-profit organization that provides vital home repair to low-income families in the Chesapeake Region of Maryland.

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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