



LEASE

New Industrial Development - Seaford DE

206 VENTURE DR

Seaford, DE 19973

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$8.25 SF/yr (NNN)
AVAILABLE SF:	1,989 SF - 10,000 SF
TO BE BUILT:	10,000 SF
LOT SIZE:	2.1 Acres
YEAR BUILT:	2023
ZONING:	M-1 Light Industrial

PROPERTY OVERVIEW

1,989 SF available for move in with new 10,000 SF building slated for completion June 2024! New industrial/flex development in the Seaford Business Park! Conveniently located on Venture Dr adjacent to Polytechnic and across the street from FedEx, this new construction features two +/-10,000 warehouses. Each warehouse features 5 drive in bays with over head doors and store front access. With ample on site parking, designated trash area, and additional fenced yard space for outdoor storage available, the property is ideal for manufacturing, warehousing, and distribution uses. Ceiling heights are 19 ft at the eave and 24 ft at the ridge.

The new 10,000 SF building coming Summer 2024 will have the ability to be divided from 2,000 SF - 10,000 SF.

PROPERTY HIGHLIGHTS

- Prime location in Seaford Business Park
- New Construction
- Flexible Configuration

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AVAILABLE UNITS



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BUILDING 2 UNDER CONSTRUCTION - JUNE DELIVERY



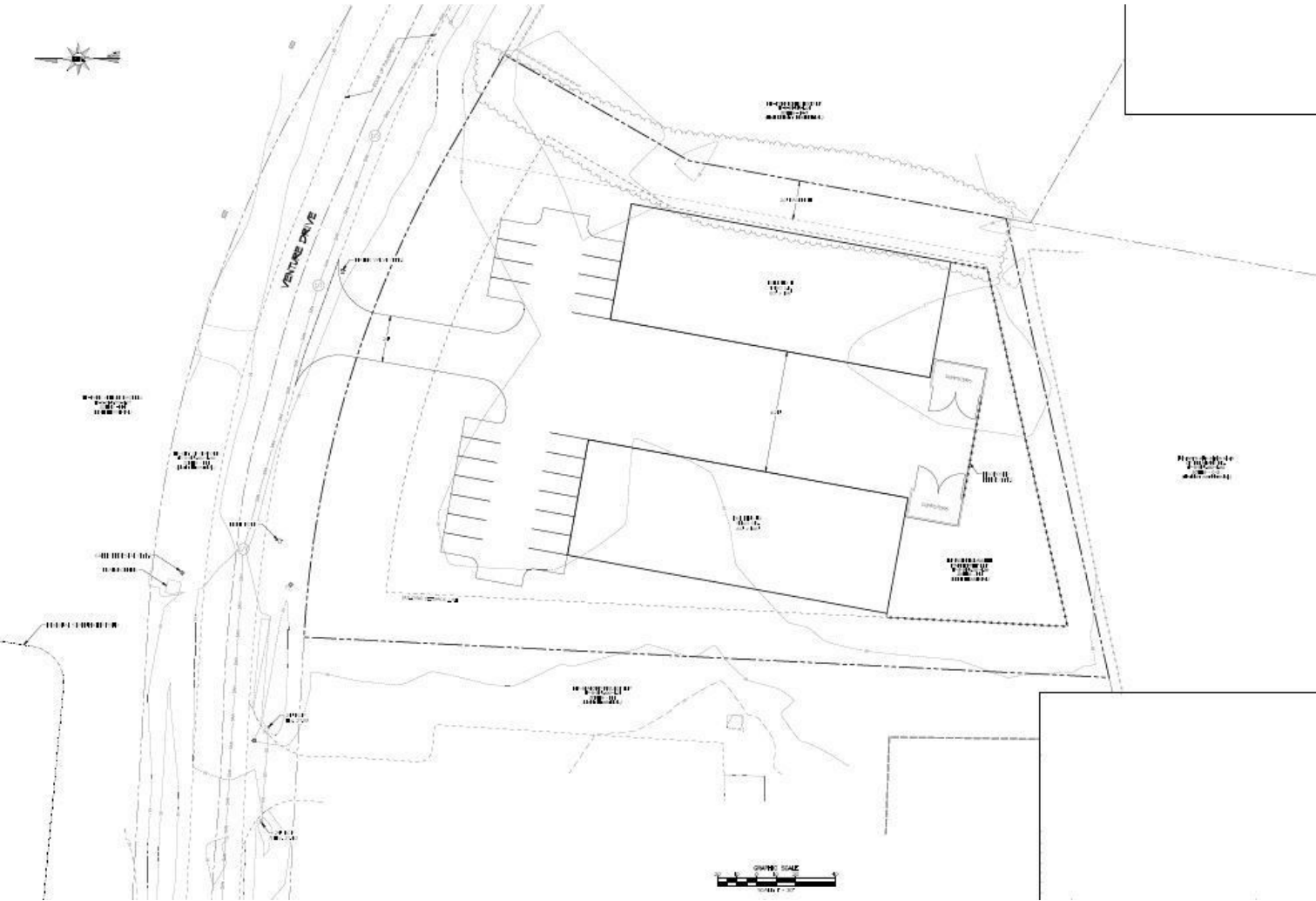
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ELEVATION



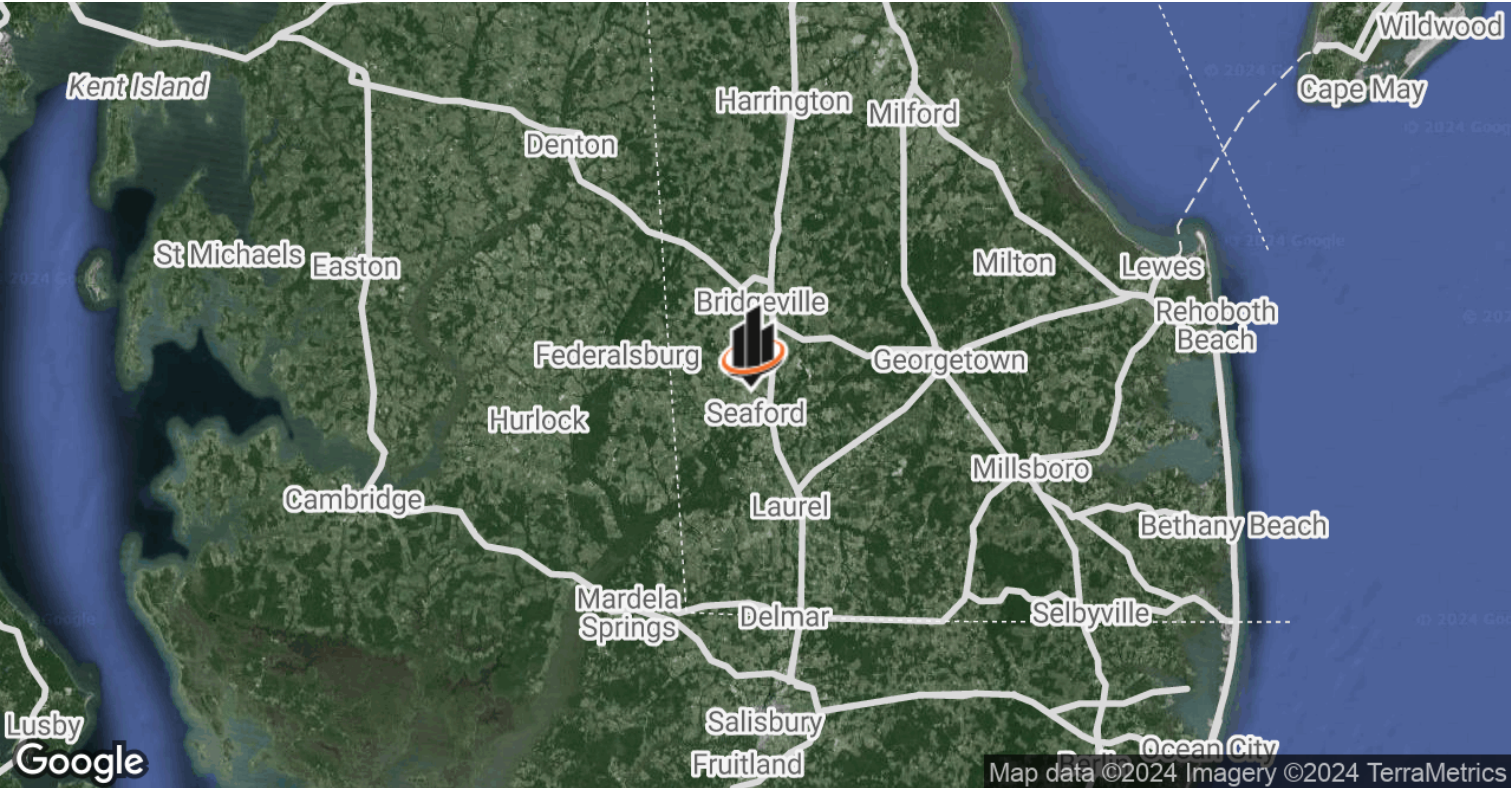
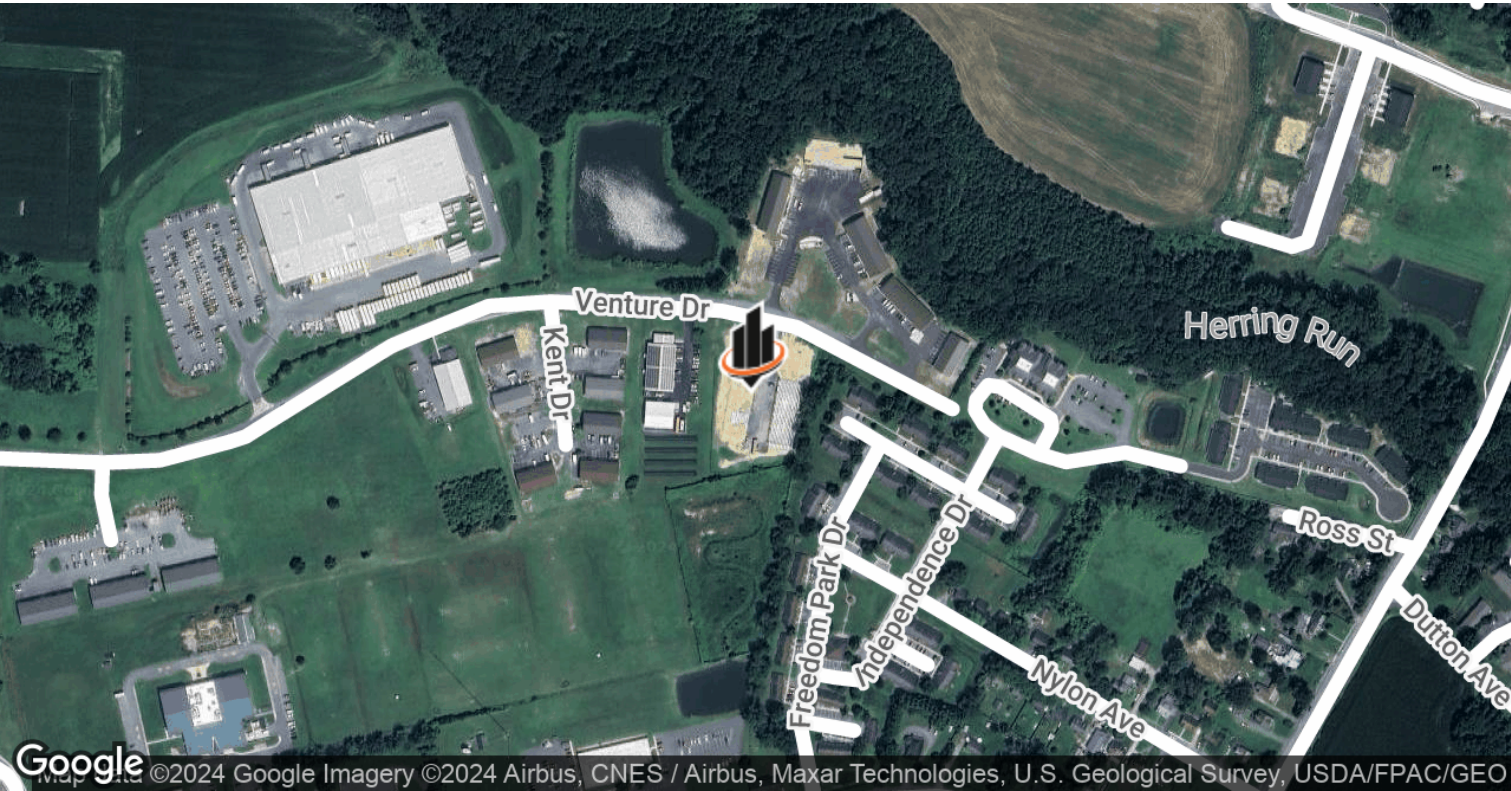
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SITE PLAN



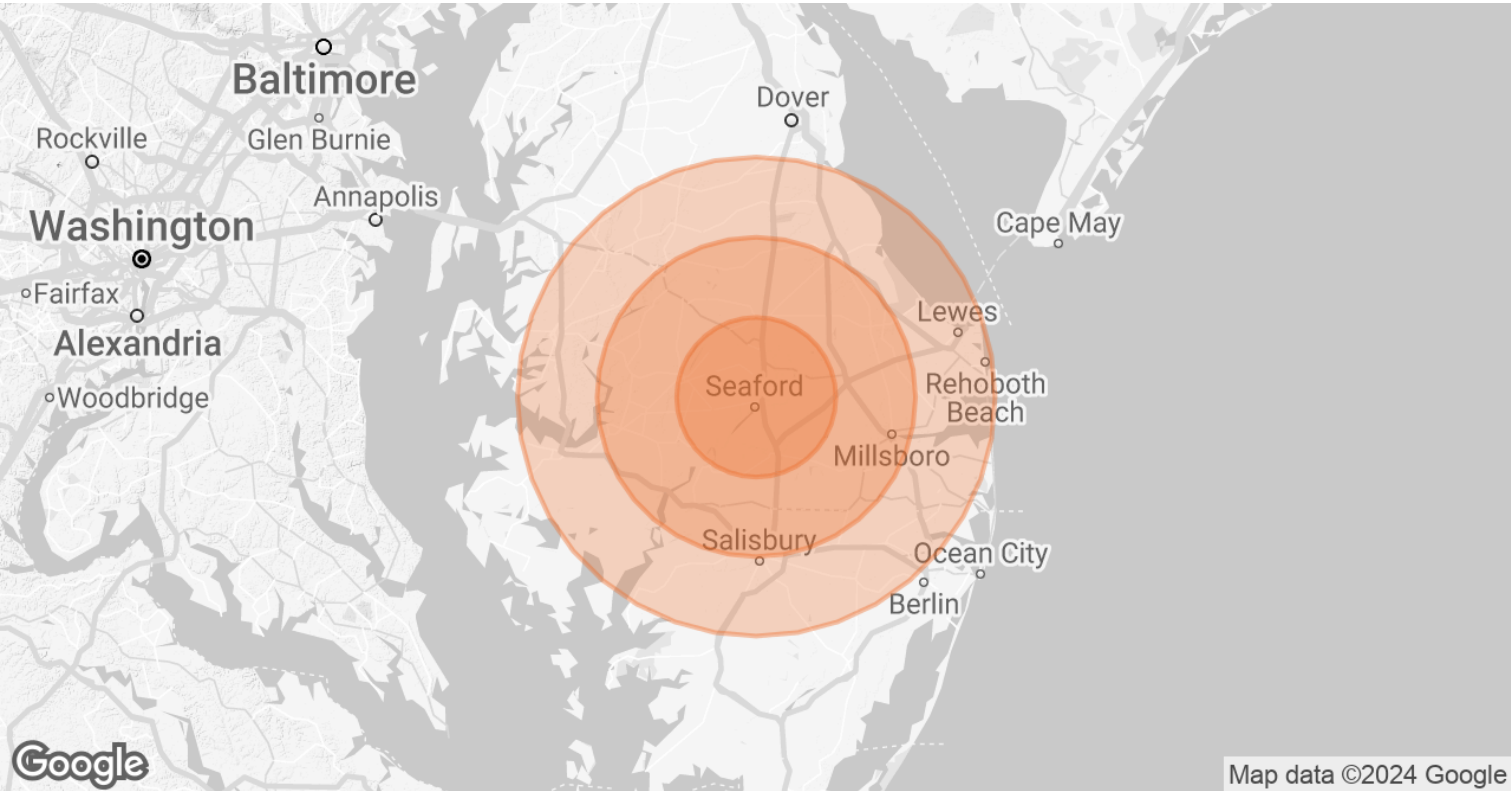
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	10 MILES	20 MILES	30 MILES
TOTAL POPULATION	52,315	168,836	445,403
AVERAGE AGE	40.9	40.4	43.9
AVERAGE AGE (MALE)	40.4	39.4	43.2
AVERAGE AGE (FEMALE)	41.4	40.9	44.4

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
TOTAL HOUSEHOLDS	21,396	68,851	218,546
# OF PERSONS PER HH	2.4	2.5	2.0
AVERAGE HH INCOME	\$63,356	\$65,592	\$65,885
AVERAGE HOUSE VALUE	\$240,211	\$251,031	\$264,809

* Demographic data derived from 2020 ACS - US Census

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Division 1. M-1 Light Industrial District.

Sec. 15-49. Intent of Division.

It is the purpose of this Division to encourage moderated intensity office, regional commercial, warehouse and light industrial development, which is free from offensive noise, vibration, smoke, odors, glare, hazards of fire or other objectionable effects. The intent of this zoning classification is to generate business and employment opportunities creating a major employment center in the City of Seaford and the Sussex County. Industries which can meet the standards imposed in this Division shall be permitted to locate in districts adjacent to commercial and residential adjoining districts, provided that quality design and architecture; adequate landscaping and screening are provided. Residential uses are prohibited in industrial districts.
(Zoning Ord., §401, 9/23/69)

Sec. 15-50. Uses by right.

(a) In M-1 districts, land, buildings, or premises shall be used by right for only one (1) or more of the following:

1. Electronics and small parts assembly and/or manufacture.
2. Group day-care center; subject to the special requirements outlined in Section 15-14 (2)(A), (B) & (C).
3. Scientific or industrial research, engineering laboratory, testing or experimental laboratory, or similar establishment for research or product development.
4. Warehouse and distribution facilities.
5. Administrative activities and offices; Business and professional office complexes.
6. Manufacture, compounding, processing, or treatment of such products as: bakery goods, confectionaries, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries, and food products except the following: fish, sauerkraut, pickles, vinegar, yeast and the rendering of oils and fats.
7. Manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, concrete products, cellophane, canvas, cork, cloth, feathers, felt, fiber, fur, glass, hair, horn, leather, paper and paper board, plastic, precious or semi-precious metals or stones, marble, metals, shell, straw, textiles, wood, yard or paint.
8. Wholesale business; storage buildings and warehouses of products permitted by right.
9. Public utility service yard and substation.
10. Building materials sales yard.
11. Contractors equipment storage yard or building or rental of equipment commonly used by contractors.
12. Sub-station, telephone central office, electric and gas facilities, sewage lift stations, water pumping station, subject to the following special requirements:
 - (A) No storage of materials and trucks, and no repair facilities or housing of repair crews except within completely enclosed buildings.
 - (B) The architectural design of the exterior of any building shall be in keeping with other structures in the neighborhood.
13. Handling, distribution or bulk storage of petroleum, natural gas, propane or similar petroleum products, chemicals and chemical products when properly screened from view by fencing or natural vegetation and when used in conjunction with one of the other permitted uses listed in items 1-11 above located on the same property.
14. Blacksmith shops;

15. Boat building;
16. Bulk materials or machinery storage (fully enclosed);
17. Business cluster facilities (an incubator facility offering space and support services for early stage companies engaged in the development of products or services with commercial potential);
18. Dry-cleaning and laundry plants serving more than one outlet;
19. Food processing and packing plants;
20. Fuel oil (storage and sales);
21. Furniture refinishing shops;
22. Incidental retail stores, not to exceed 25,000 square feet of gross floor area, associated with building and plumbing supply distribution operations;
23. Manufacturing/warehousing (including the production, processing, cleaning, testing and distribution of materials, goods, foodstuffs and products) in plants with fewer than 500 employees on a single shift;
24. Materials sales;
25. Medical cannabis processing. This use shall not be located within 1,000 feet of any school, lot lines of property containing a place of worship or municipal use.
26. Ornamental iron workshops;
27. Printing plants;
28. Scientific (e.g., research, testing or experimental) laboratories;
29. Showrooms;
30. Trade shops (including cabinet, carpentry, planing, plumbing, refinishing and paneling);
31. Truck terminals; and
32. Wholesale business and storage.
33. Limited low commercial uses and service with the primary purpose of supporting the existing business/employees in the Western Sussex Business Campus:. :
 - (A) Banks;
 - (B) Barbershop/hair dresser;
 - (C) Coffee shop;
 - (D) Dry cleaner (outlet);
 - (E) Fitness center;
 - (F) Medical office;
 - (G) Non-fast-food restaurants such as cafeterias or deli;
 - (H) Retail sales that do not exceed 25,000 square feet of gross floor area;
 - (I) Nonprofit and for-profit institutional;
 - (J) Public service uses;
 - (K) Satellite parking; and
 - (L) Trade schools with only indoor activities.

Sec. 15-50A Uses by Special Exception.

- (1) Outdoor recreation.
 - (2) Public utilities (excluding City of Seaford Utilities).
 - (3) Telecommunications facilities.
- (Zoning Ord., §401., 9/23/69)
Amended 01/06/18

Sec. 15-51 Accessory uses.

- (a) Only the following accessory uses shall be permitted:
 - (1) Restaurant or cafeteria facilities for employees.
 - (2) Recreational facilities for employees and occupants.
 - (3) Storage within a completely enclosed building in conjunction with a permitted use.

- (4) Accessory solar systems.
- (5) Other accessory uses on the same lot with and customarily incidental to any of the permitted uses in Section 15-50 and not detrimental to the neighborhood.
- (6) All accessory uses structures shall not be less than five feet from the side or rear property line and no closer than the front building setback line.

(Zoning Ord. §401.1, 9/23/69)

Amended 6/10/03

Sec. 15-52. Area and bulk regulations.

(a) The following area and bulk regulations shall be observed:

- | | |
|--------------------------------|------------------------|
| (1) Lot Size | - 2 acres minimum |
| (2) Lot Width | -200 feet minimum |
| (3) Lot Coverage | -50% maximum |
| (4) Paved Area Coverage | - 30% maximum |
| (5) Building Setback Line | -25 feet minimum |
| (6) Side Yards | - 25 feet minimum each |
| (7) Rear Yard | - 15 feet minimum |
| (8) Distance Between Buildings | -25 feet minimum |
| (9) Height | - 60 feet maximum |
| (10) Lot Depth | - 150 feet minimum |

(Zoning Ord. – Amended 11/22/88)

Sec. 15-53. Off-street parking regulations.

The off-street parking regulations shall be as required by Article 5 of this Chapter.

(Zoning Ord., §401.3, 9/23/69)

Sec. 15-54. Off-street loading regulations.

The off-street loading regulations shall be as required by Article 5 of this Chapter.

(Zoning Ord., §401.4, 9/23/69)

Sec. 15-55. Design and performance standards.

The design and performance standards shall be as required by Article 5 of this Chapter.

(Zoning Ord., § 9/23/69)

Division 2. M-2 Heavy Industrial District.⁹

Sec. 15-56. Intent of Division.

It is the purpose of this Division to provide industrial locations for plants which require a large area for their operations and which are normally undesirable adjacent to residential and commercial areas.

(Zoning Ord., §402, 9/23/69)

Sec. 15-57. Uses by right.

⁹ **Charter reference:** As to power to enact zoning regulations, see §36(A).

State law reference: As to zoning generally, see 22 Del. Ann. §§301-308 (1953)

ADVISOR BIO



JOHN MCCLELLAN, CCIM, SIOR

Senior Advisor

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PROFESSIONAL BACKGROUND

John McClellan, CCIM, SIOR serves as a Senior Advisor for SVN/Miller Commercial Real Estate specializing in the sale and lease of office, industrial, and retail property on the Eastern shore of Maryland and Delaware. McClellan brings 35 years of commercial real estate experience and has secured well over 4,000 transactions, resulting in a career brokerage volume in excess of \$500 million.

McClellan has successfully brokered retail, office, and industrial properties for sale and lease. These include a \$9.6 million sale of Gateway Crossing, a \$2.75 million sale of the Standard Register plant, and \$2.2 million industrial lease with Grayling Industries.

Past clients and customers include Pepsi Cola, Field Container, Perdue Farms, UPS, Delmarva Power, Gannett Newspapers, Advance Auto, CVS, 84 Lumber, Chick-Fil-A, The General Services Administration, and many others.

He is past President of the Salisbury Area Chamber of Commerce and presently serves on the advisory board for M&T Bank.

McClellan is a 1984 graduate of Penn State University with a BS in Accounting. He was co founder and operator of SubRunners (sub delivery) from 1986 - 2003.

He holds the prestigious CCIM and SIOR designations.

EDUCATION

Bachelor of Science in Accounting from Pennsylvania State University

MEMBERSHIPS

Society of Industrial and Office Realtors (SIOR) - only 3,100 industrial and office real estate broker are recognized as SIOR designees

Commercial Investment Member (CCIM)

Lower Shore Advisory Board for M&T Bank

Salisbury Area Chamber of Commerce

Peninsula Commercial Alliance - Past President

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PROFESSIONAL BACKGROUND

Kelly has a background in retail sales and management with an emphasis in fashion merchandising. She transitioned into real estate in the middle of 2016 when she joined The McClellan Team at SVN-Miller. Kelly started as John's assistant and became a licensed real estate agent in 2017. From there she has transitioned into an Advisory role as she has brokered numerous commercial sales and leases over the past 3 years.

Kelly is now pursuing her CCIM designation and is in the process of taking her classes with the CCIM Institute and working towards the production threshold.

EDUCATION

Kelly received her Bachelor of Science degree from University of South Carolina in Retailing and graduated with Summa Cum Laude recognition.

SVN | Miller Commercial Real Estate

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