



**SALE / LEASE**

# High Bay Industrial Space for Lease

**6063-6095 WHITEHURST DR**

Seaford, DE 19973

**PRESENTED BY:**

**JOHN MCCLELLAN, CCIM,  
SIOR**

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	N/A
LEASE RATE:	\$6.95 PSF NNN
BUILDING SIZE:	124,784 SF
AVAILABLE SF:	14,600 - 31,075 SF
LOT SIZE:	23 Acres
PRICE / SF:	-
ZONING:	HI-1 Heavy Industrial
SUBMARKET:	Seaford

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PROPERTY OVERVIEW

For sale

PROPERTY HIGHLIGHTS

- Heavy Industrial Zoning
- Located in the County - No City Taxes
- Clean, food grade production space available
- Multiple loading configurations



LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	14,600 - 31,075 SF	LEASE RATE:	\$5.00 - \$5.45 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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6095 Whitehurst Dr	-	62,884 SF	NNN	\$5.95 SF/yr	6 loading docks, conditioned food grade production space, 2 drive in doors, two story office space
6063 Whitehurst Dr	Available	31,075 SF	NNN	\$5.45 SF/yr	3 loading docks, 1 grade level drive in door
6063 Whitehurst Dr	Available	14,600 SF	NNN	\$5.00 SF/yr	One overhead door, one loading dock

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## INDUSTRIAL SPACE FOR LEASE



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## 6095 - ENTIRE BUILDING FOR LEASE



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## 6063 - WEST END & SOUTHEASTERN END OF BUILDING FOR LEASE



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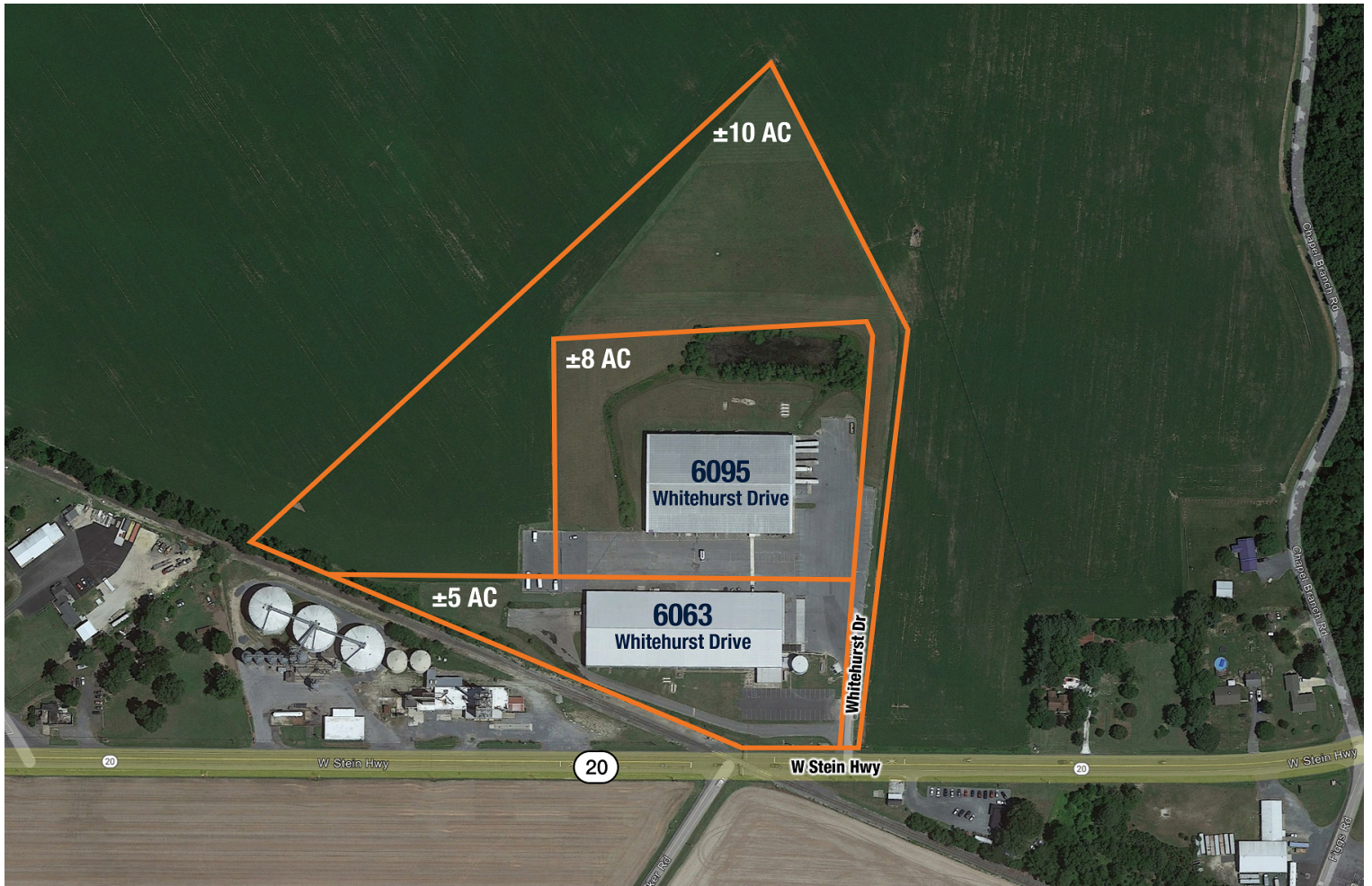
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## AVAILABLE ACREAGE



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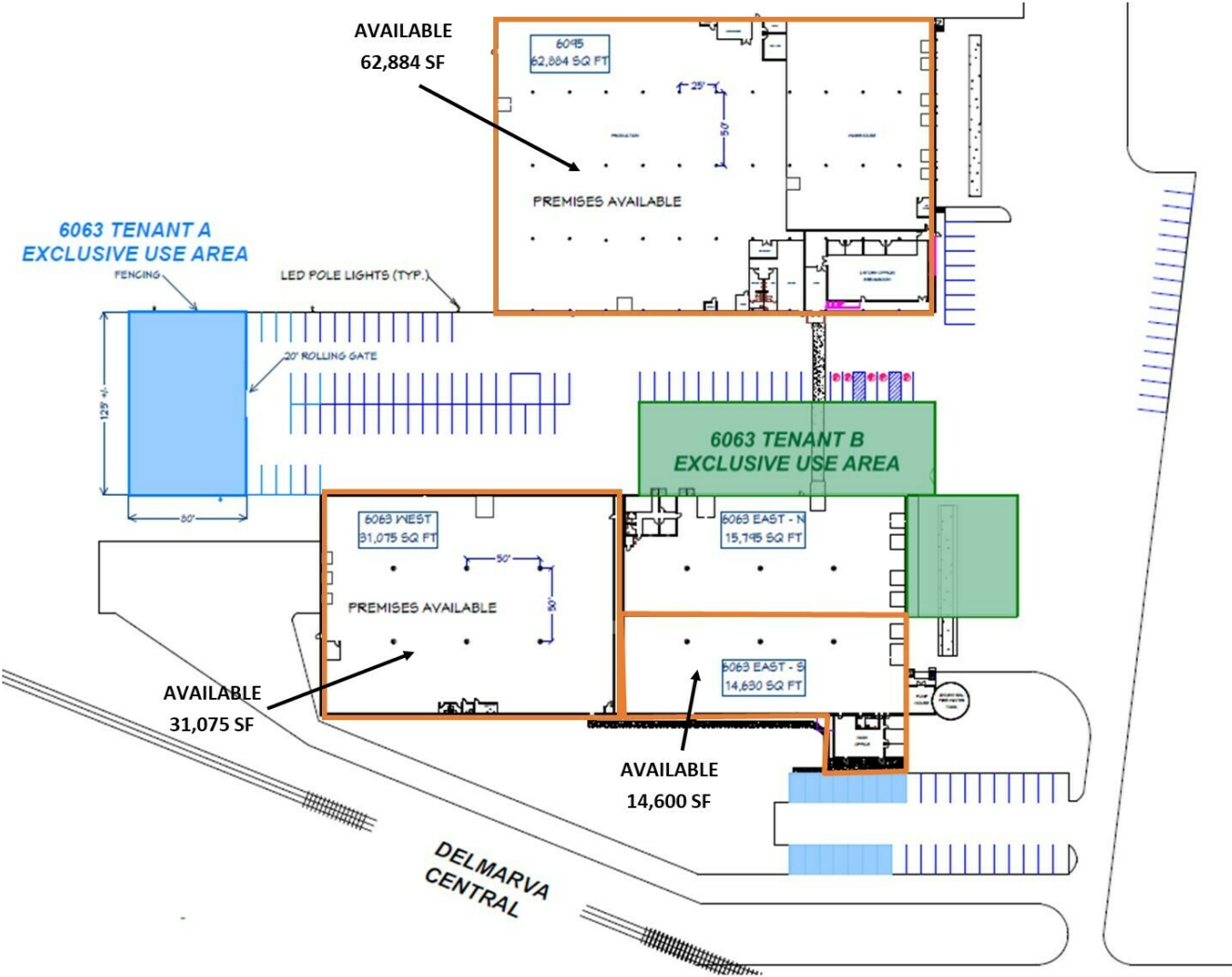
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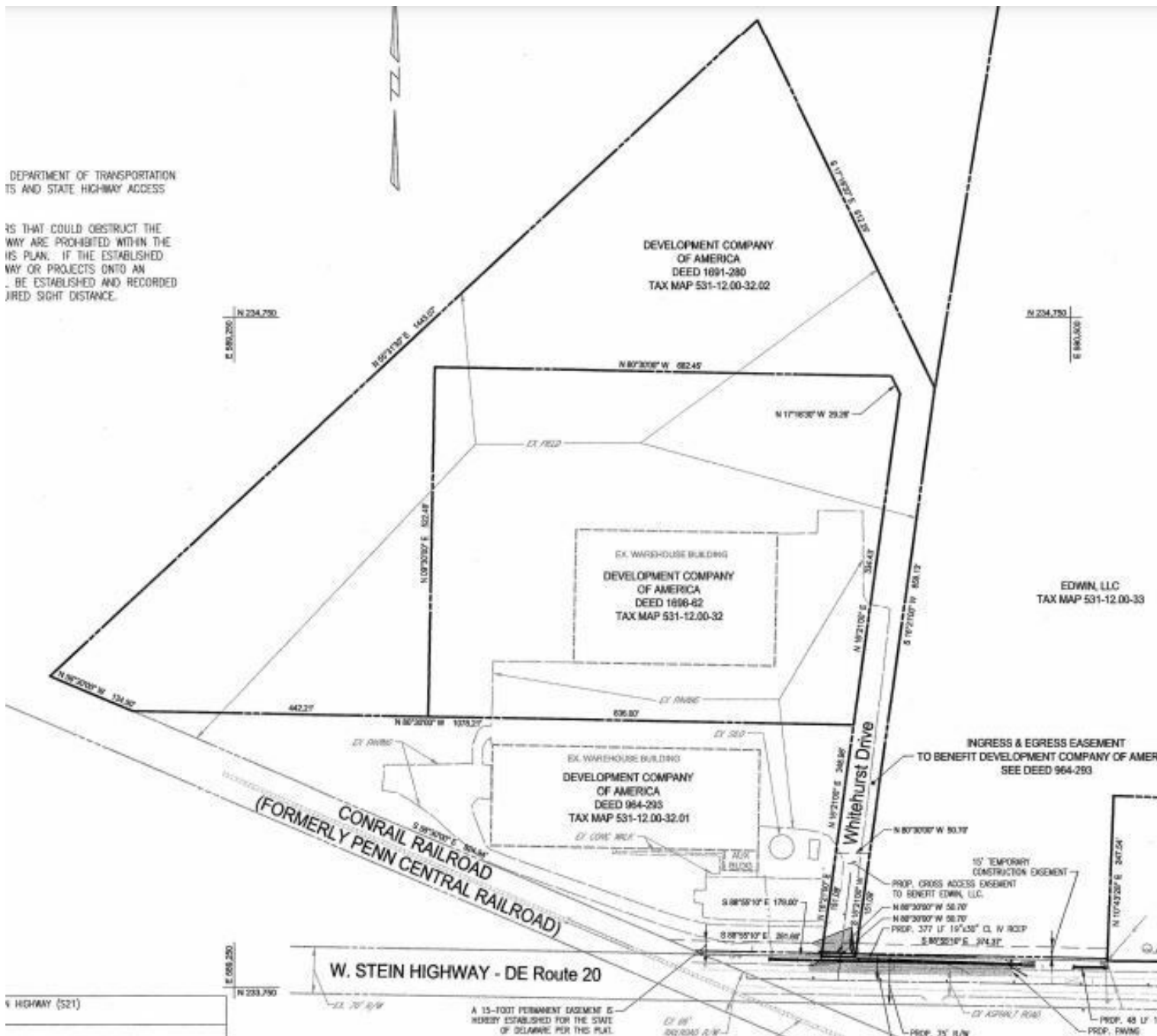
SITE PLAN



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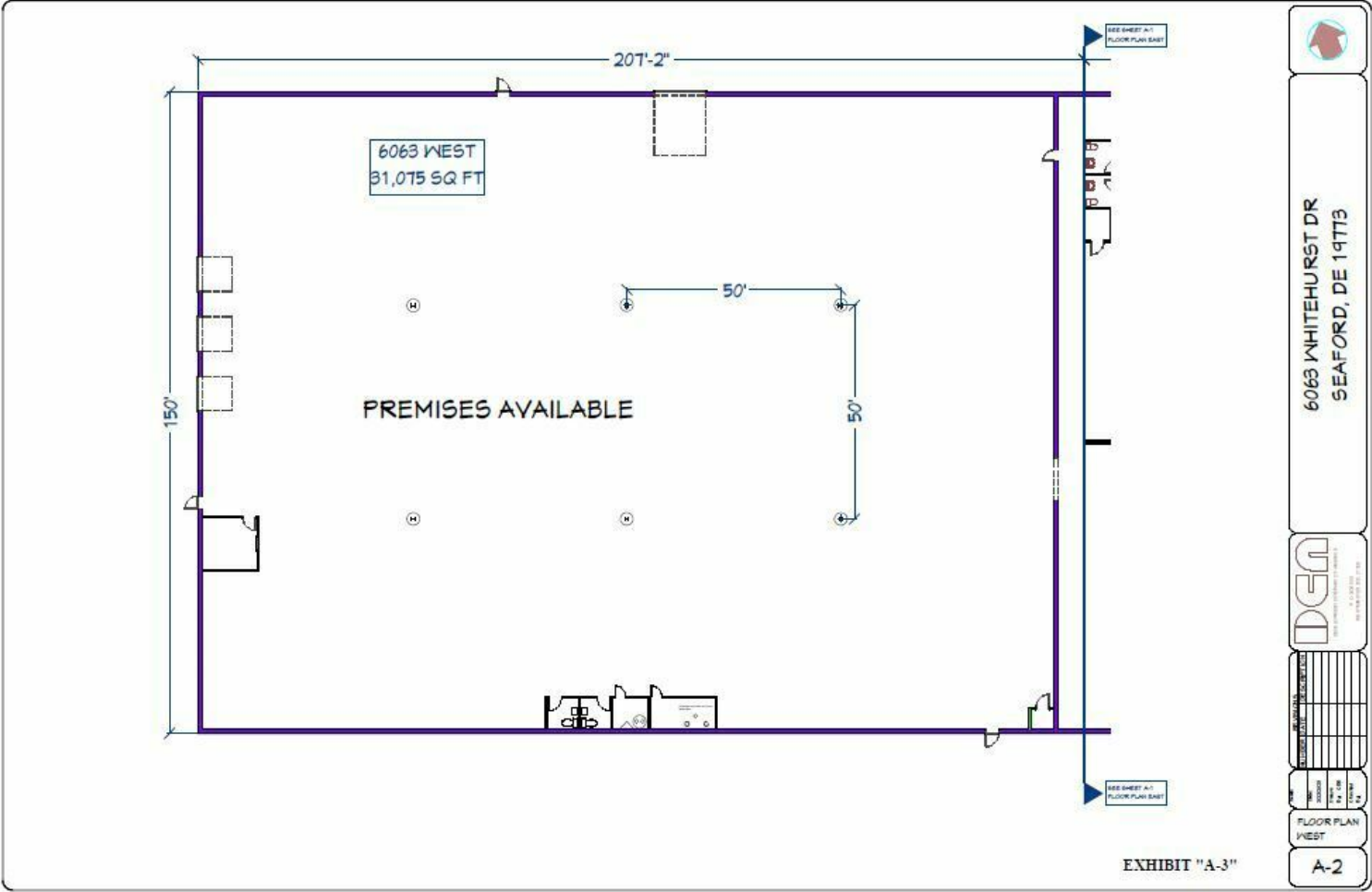
# SITE PLAN



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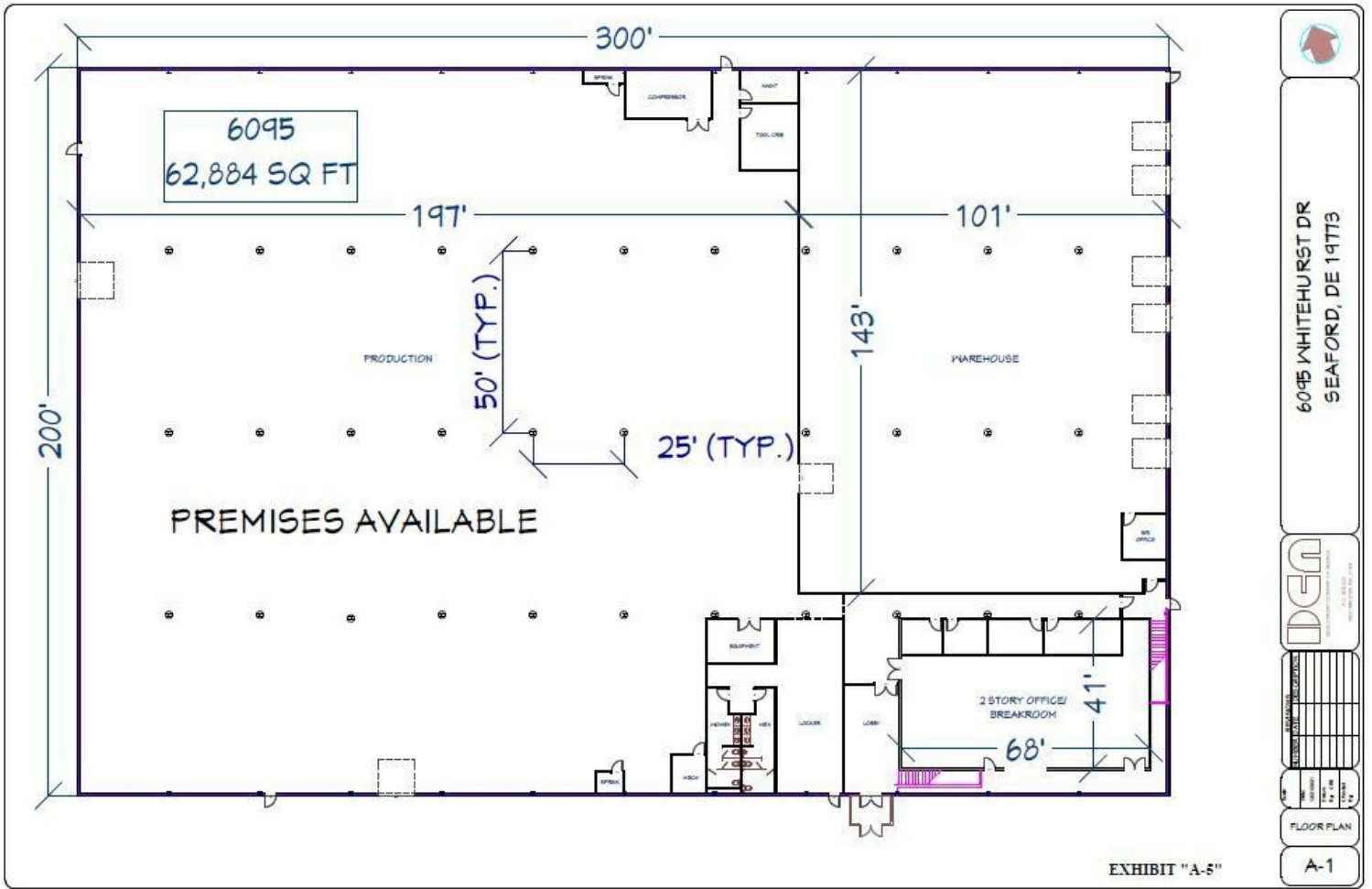
6063 - FLOOR PLAN



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## 6095 - FLOOR PLAN



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## BUILDING DATA SHEET

**61,900 SQ. FT. OFFICE, WAREHOUSE & DISTRIBUTION FACILITY**  
**DELAWARE ROUTE 20 (WEST STEIN HIGHWAY)**  
**6063 WHITEHURST DRIVE**  
**SEAFORD, SUSSEX COUNTY, DELAWARE 19973**

Owner: Development Company of America, LLC  
P. O. Box 520  
Westminster, Maryland 21158-0520

Phone: (410) 848-9100 Westminster  
(410) 876-2300 Baltimore

1. Site Area: 5.0 Acres

Location: North side of Stein Highway (Delaware Route 20), approximately 3 miles West of U. S. Route 13, 6063 Whitehurst Drive, Seaford, Delaware 19973.

2. Building:

a. Area: Total Building Area - 61,900 SF

Tenant A:

East Building/Offices & Warehouse (81' 11" x 192' 10") 15,795 SF

Tenant B:

East Building/Warehouse area (68' 1" x 192' 10") 13,130 SF

1st Floor Office & Restrooms 1,500 SF

Available:

West Building/Warehouse area 31,075 SF

Adjacent Warehouse Offices & Restrooms 400 SF\*  
\*included in 31,075 SF 61,500 SF

Common Area (adjacent to East Building) and  
Fire Pump Rooms (20' x 20') 400 SF

61,900 SF

b. Floor Slab: 6" reinforced concrete

c. Walls: 12" masonry (poured solid with steel reinforced concrete) around entire exterior perimeter of Warehouse area to 4 ft. above finished floor;  
  
26-gauge metal panels with baked enamel finish and 3" Fiberglas batt insulation on interior from 4 ft. above finished floor.

d. Roof: 26-gauge metal panels with aluminized steel coating and stainless-steel fasteners (20-year manufacturer's warranty) with 3" Fiberglas batt insulation. Roof replaced in November, 2013.



61,900 Sq. Ft. Office, Warehouse &  
Distribution Facility  
6063 Whitehurst Drive, Seaford, Delaware

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- e. Eave Height: 22 feet;  
Ridge Height: 26 feet 8 inches.
- f. Lighting: T5 High Bay fluorescent lighting in East and West half of Warehouse area installed in 2013 & 2015 respectively;  
T12 Fluorescent fixtures in Office, Restrooms & Break Room areas.
- g. Heating: Warehouse area: LP gas-fired infrared heating units (new heaters installed in E half of warehouse in October, 2018);  
Office, Restrooms & Break Room areas: HVAC (Heat pump).

h. Loading Facilities:

- East Loading Area: Six (6) 8' x 10' overhead doors (dock height) facing East;  
One (1) 10' x 14' overhead door (ground level) facing North;  
One (1) 12' x 14' overhead door (ground level) facing North;  
Dock levelers at all dock height overhead doors. New dock levelers installed in August 2015.
- West Loading Area: Three (3) 8' x 10' overhead doors (dock height) facing West;  
One (1) 12' x 14' overhead doors (ground level) facing North;  
Dock levelers at all dock height overhead doors. New dock levelers installed in November 2014.

- i. Paving: Bituminous concrete.

3. Utilities:

- a. Water: Private well: 4" diameter, PVC casing, well yield – 30 GPM.
- b. Sewer: Septic system. System designed to support 40 people per day and an additional 1,000 gallons of clean process water per day.
- c. Electrical Service:
  - East section: 600-amp, 120/240 volt, 3-phase, 4-wire - primary metering.
  - West section: 1,200-amp, 277/480 volt, 3-phase, 4-wire - primary metering.
- d. Sprinkler System: Wet sprinkler system throughout entire building.



61,900 Sq. Ft. Office, Warehouse &  
Distribution Facility  
6063 Whitehurst Drive, Seaford, Delaware

-3-

4. Rail Siding: Delmarva Central Railroad  
Existing rail line is only 700 ft. from building and siding could easily be installed.
5. Zoning: HI-1 (Heavy Industrial)
6. Frontage: 179 feet on Stein Highway;  
348.98 feet on 50 ft. access road right-of-way.
7. Parking Facilities: 38 parking spaces with room for additional parking.

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GSB:rep  
3/19/99; Rev. 5/13/2014; Rev. 7/18/2018; 2/8/2019; 3/17/2023 (jrb)



## BUILDING DATA SHEET

**62,884 SQ. FT. OFFICE, MANUFACTURING & WAREHOUSE FACILITY**  
**6095 WHITEHURST DRIVE**  
**SEAFORD, SUSSEX COUNTY, DELAWARE 19973**

Owner: Development Company of America, LLC  
P. O. Box 520  
Westminster, Maryland 21158-0520

Phone: (410) 848-9100 Westminster  
(410) 876-2300 Baltimore

1. Site Area: 18.3 Acres

Location: North side of Stein Highway (Delaware Route 20), approximately 3 miles West of  
U. S. Route 13, 6095 Whitehurst Drive, Seaford, Delaware 19973

2. Building:

a. Area: 62,884 sq. ft. (200 ft. by 300 ft.) + lobby vestibule and mezzanine

Production area: 38,500 SF

Warehouse area: 14,500 SF

Breakroom & Office area: 2,788 SF

Mezzanine Office area: 2,788 SF

Locker Room, Lobby, Restrooms

& Vestibule area: 4,308 SF

Production Area, Restrooms, Locker Room, Lobby, Breakroom, Offices and  
Mezzanine areas are fully air conditioned.

• Building could be expanded to 120,000 SF plus •

b. Floor Slab: 6" reinforced concrete

c. Walls: 12" masonry (poured solid with steel reinforced concrete) around entire perimeter of  
Mfg. & Warehouse area to 4 ft. above finished floor;

26 gauge metal panels with baked enamel finish and 3" Fiberglas batt insulation on  
interior from 4 ft. above finished floor.

d. Roof: 26 gauge metal panels with aluminized steel coating and stainless steel fasteners with  
3" Fiberglas batt insulation.

e. Eave Height: 22 ft.;

Ridge Height: 28 ft.

- f. Lighting: High bay T5 fluorescent fixtures in Production & Warehouse area;  
T-8 Fluorescent fixtures in Lobby, Breakroom, Mezzanine, Locker Room and Restroom areas.
  - g. Heating: Production & Warehouse area: LP gas fired duct heaters through package HVAC units;  
Restroom area: LP gas fired duct heaters through package HVAC units.
  - h. Loading Facilities:  
Six (6) 8' x 10' overhead doors (dock height);  
One (1) 10' x 12' overhead door (grade level);  
One (1) 10' x 10' overhead door (grade level);  
Dock levelers at all dock height overhead doors.
  - i. Paving: Bituminous concrete.
3. Utilities:
- a. Water: Private well.
  - b. Sewer: Septic system designed to accommodate 180 people.
  - c. Electrical Service: 1,200-amp, 277/480 volt, 3-phase, 4-wire - primary metering.
  - d. Sprinkler System: Wet-type sprinkler system throughout entire building.
4. Rail Service: Delmarva Central Railroad  
Existing rail line is only 700 ft. from building and siding could easily be installed.
5. Zoning: HI-1; Heavy Industrial.
6. Parking Facilities: Existing paved area will accommodate approximately 80 automobiles.

Note: Constructed in 1990. Renovated in 2013.

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## ADDITIONAL PHOTOS



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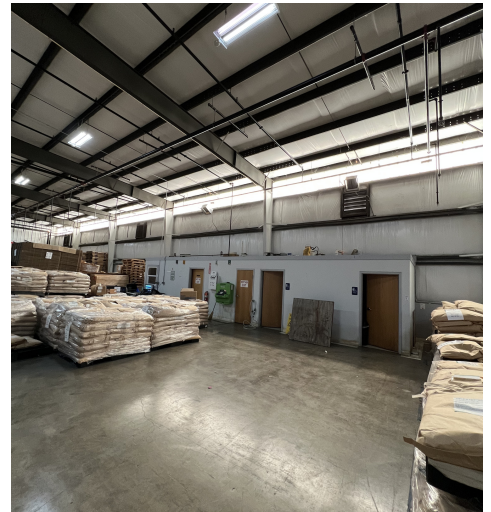


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## 6063 PHOTOS



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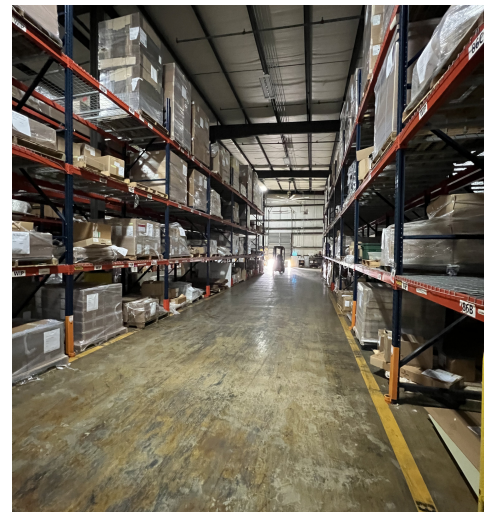
6095 PHOTOS



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## 6095 PHOTOS



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## 6063 SUBLEASE PHOTOS



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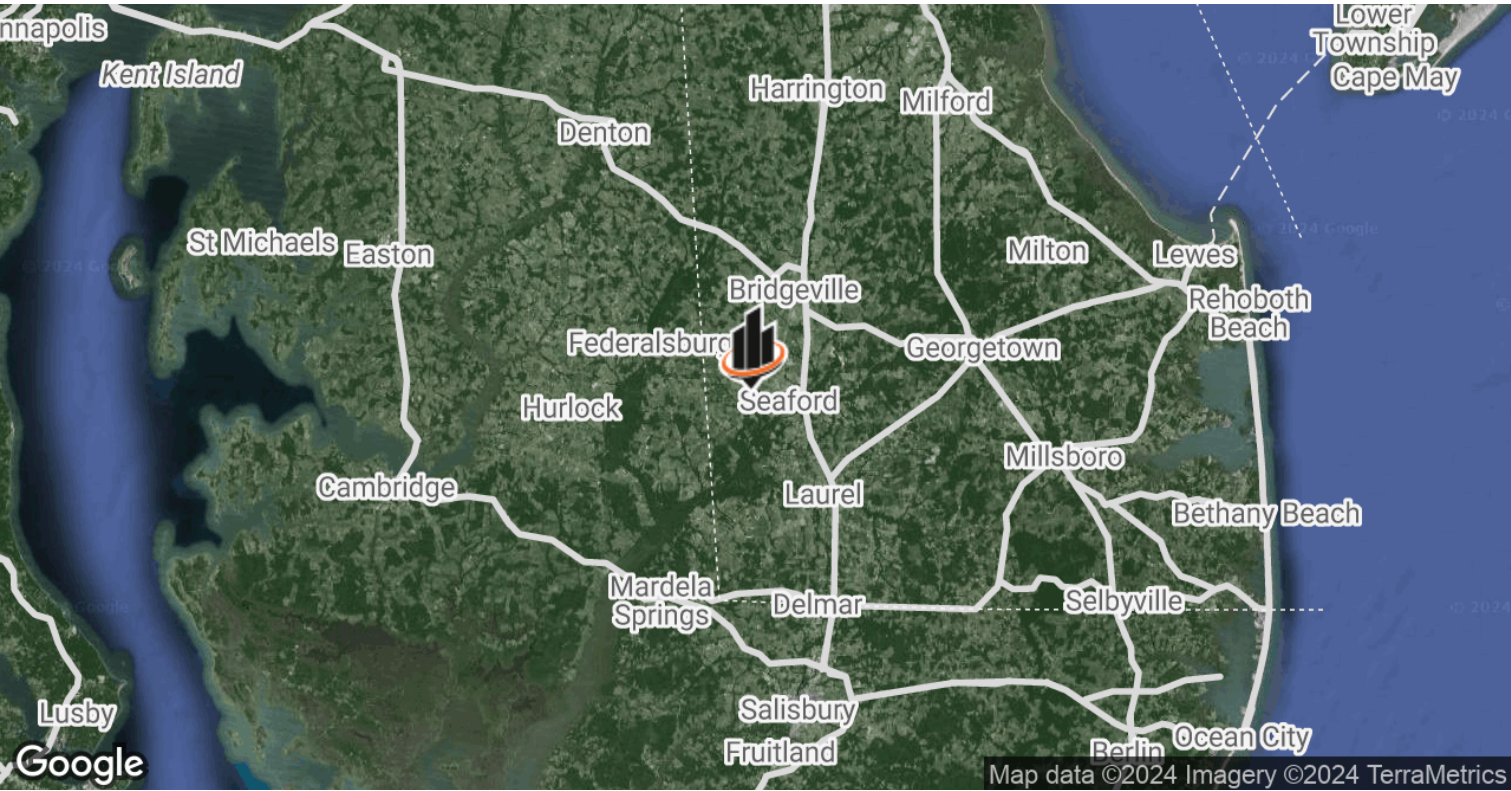
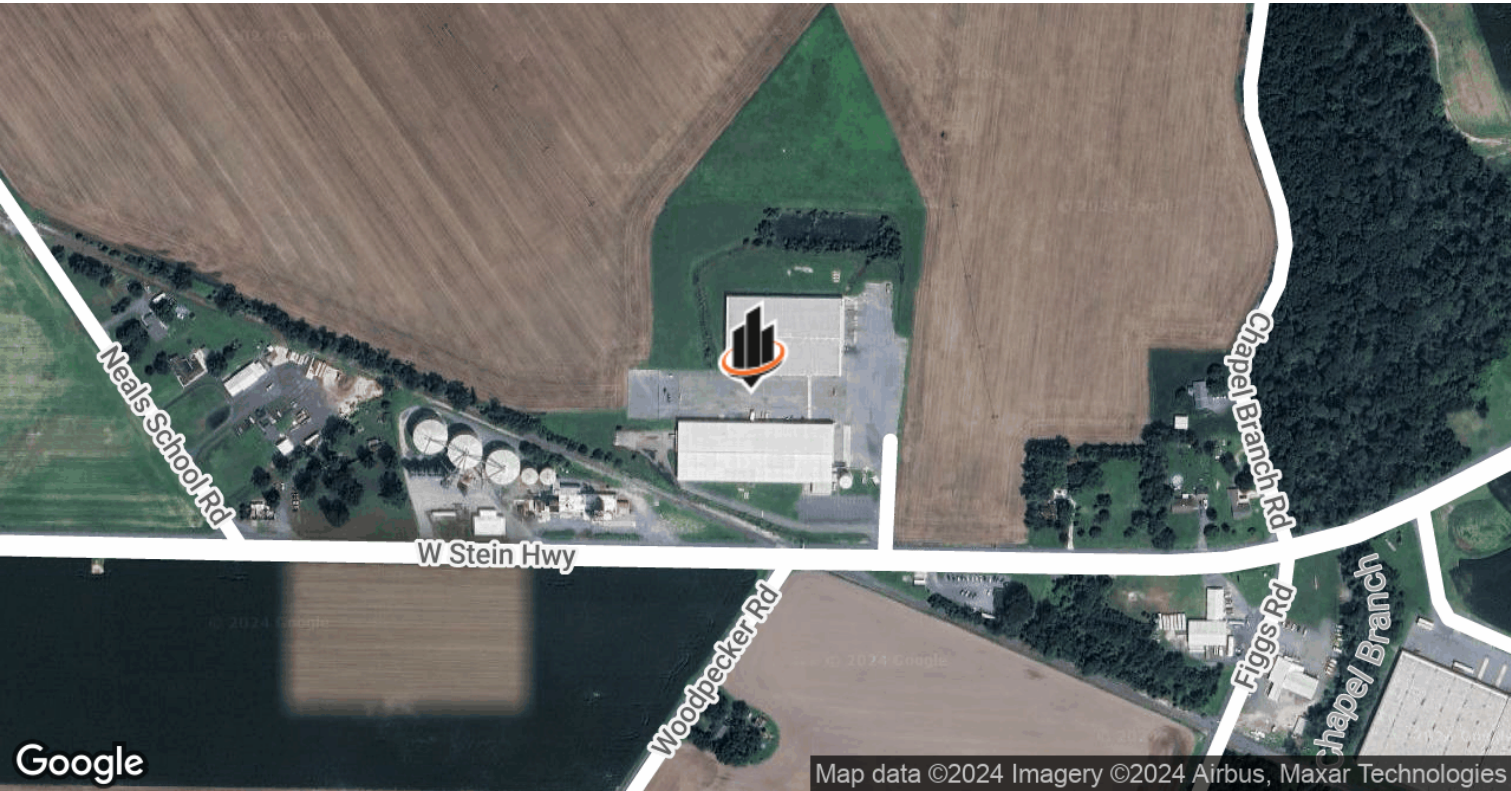
## 6063 SUBLEASE PHOTOS



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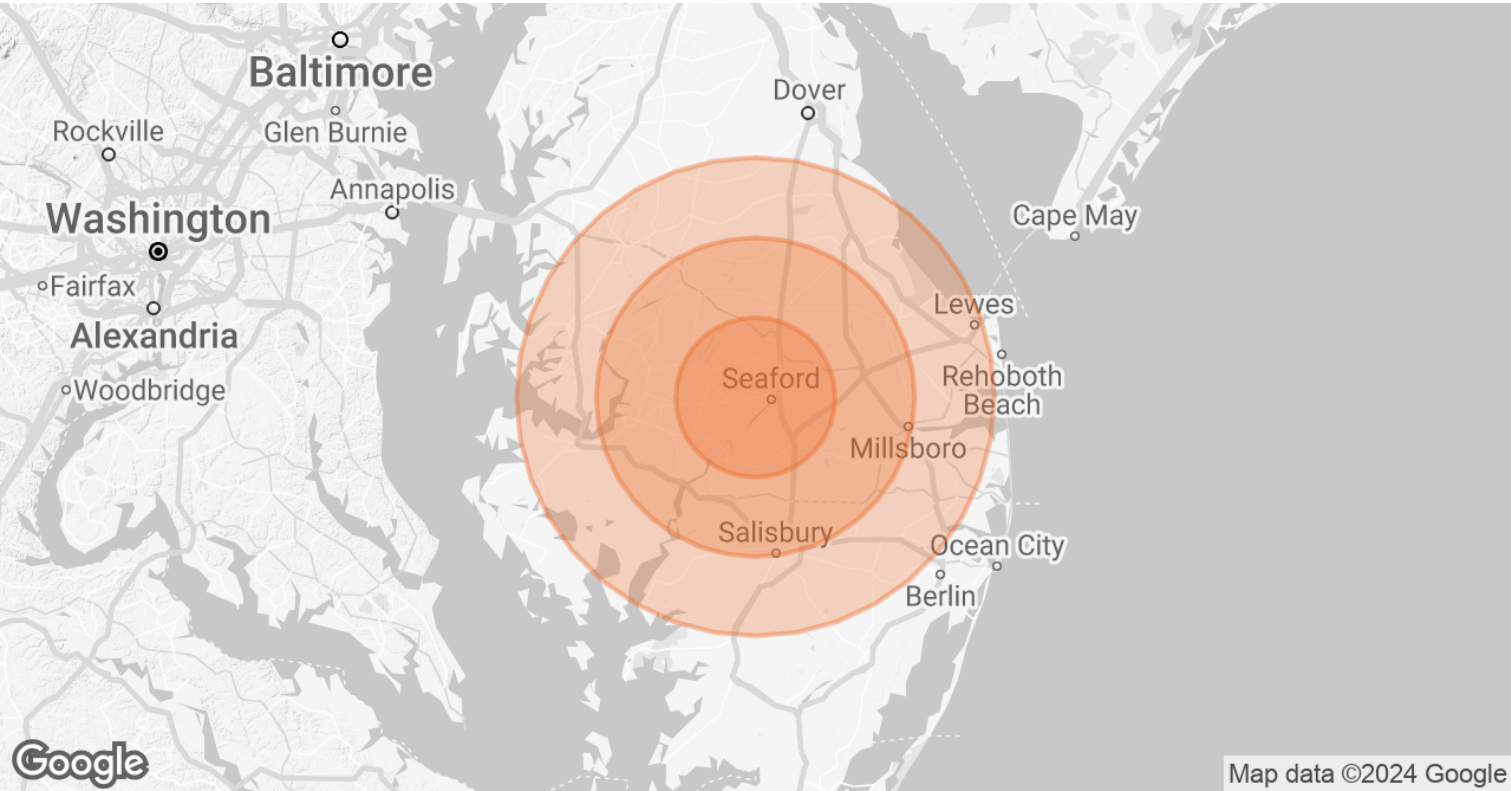
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	10 MILES	20 MILES	30 MILES
TOTAL POPULATION	56,894	198,121	457,121
AVERAGE AGE	40.9	40.5	43.7
AVERAGE AGE (MALE)	40.1	39.5	43.0
AVERAGE AGE (FEMALE)	41.4	41.4	44.4

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
TOTAL HOUSEHOLDS	23,584	82,112	216,436
# OF PERSONS PER HH	2.4	2.4	2.1
AVERAGE HH INCOME	\$62,506	\$66,839	\$67,102
AVERAGE HOUSE VALUE	\$192,847	\$196,600	\$239,942

2020 American Community Survey (ACS)

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**§ 115-109. Purpose.**

The purpose of this district is to provide for a variety of industrial operations but to restrict or prohibit those industries which have characteristics likely to produce serious adverse effects within or beyond the limits of the district. Certain potentially hazardous industries are permitted only after public hearings and review to assure protection of the public interest and surrounding property and persons. It is the intention of the district to preserve the land in the district for industrial use and to exclude new residential or commercial development, except for certain specified uses deemed appropriate adjuncts to industrial operations.

**§ 115-110. Permitted uses.**

A building or land shall be used only for the following purposes:

A. General enumeration.

Any use permitted in the LI-2 District

Banks, drive-in or otherwise

Clinics

Data-processing centers

Dwellings for resident watchmen and caretakers employed on the premises

Farms and farming

General business offices

Heliports or helistops

Hotels, motels or motor lodges

Laboratories, research, experimental or testing

Nurseries and greenhouses

Parking garages

Private clubs

Professional offices

Restaurants, drive-in or otherwise

B. Where, in the judgment of the Commission, a use is not specifically referenced but is similar to those listed as permitted, it may be permitted by approval of the Commission.

C. The following uses and any similar industrial uses which are not likely to create any more offensive noise, vibrations, dust, heat, smoke, odor, glares or other objectionable influences than the minimum amount normally resulting from other uses permitted and involving the manufacture, compounding, processing, packaging or treatment of the following products or similar products. Where any doubt exists as to the nature of a proposed use, product or process, the proposal shall be considered as a potentially hazardous use and referred to the Board of



Adjustment for decision after a public hearing.

Abrasive wheels, stones, paper, cloth and related products

Adhesives, but not glue or size manufacture

Asbestos products

Boat manufacture (over five tons or over 60 feet)

Brick, firebrick and clay products (except coal-fired)

Candles

Concrete products or central mixing and proportioning plants

Docks, wharves and piers, marine warehouses, freight-storage sheds and freight-handling equipment

Dredging bases, marine construction yards and marine

Engine testing (internal-combustion engines), but not jet engines or rockets

Flour, feed and grain packaging, blending and storage

Galvanizing or plating (hot dip)

Glass and glass products

Ink manufacture from primary raw materials (including colors and pigments)

Monuments and architectural stone

Oils, shortenings and fats (edible), processing and storage

Paper and paperboard (from paper machine only), but not pulp mills

Petroleum storage

Pickles, vegetable relishes and sauces

Pottery and porcelain products (other than coal-fired)

Sawmills (including cooperage stock mills)

Shipyards, drydocks and marine railways

Soap products, but not soap manufacture

Stone products, but not crushing or grinding

Structural iron and steel fabrication

Wallboard and plaster, building, insulation and composition flooring

Wire rope and cable

### **§ 115-112. Permitted accessory uses.**

Permitted accessory uses shall be as follows:

- A. Storage of goods used in or produced by permitted commercial and industrial uses or related activities, subject to applicable district regulations.
- B. A single-family dwelling of single-family manufactured home accessory to a farm

of 10 acres or more. **[Amended 3-25-1997 by Ord. No. 1131; 10-12-2010 by Ord. No. 2152]**

- C. A wind turbine which meets § 115-194.4 as a permitted use. **[Amended 9-13-2011 by Ord. No. 2213]**
- D. Temporary buildings, including manufactured home type structures, the use of which is incidental to construction operations or sale of lots during development being conducted on the same or adjoining tract or subdivision and which shall be removed upon completion or abandonment of such construction or upon expiration of a period of two years of the time of erection of the temporary building, whichever is sooner. If construction operations or the initial sale of lots remain actively underway, the Director may grant extensions to this time period. **[Added 10-8-2019 by Ord. No. 2683]**

### **§ 115-113. Conditional uses.**

The following uses may be permitted as conditional uses when approved in accordance with the provisions of Article XXIV of this chapter:

- A. Airports and landing fields or seaplane bases, provided that they shall comply with the recommendations of the Federal Aviation Administration.
- B. Bus terminals.
- C. Excavation or backfilling of borrow pits, extraction, processing and removal of sand, gravel or stone, stripping of topsoil (but not including stripping of sod) and other major excavations other than for construction of swimming pools and foundations for buildings and other than those approved in connection with a street, subdivision or planned residential development. See § 115-172B.
- D. Public or governmental buildings and uses, including schools, parks, parkways, playgrounds and public boat landings.
- E. Public utilities or public service uses, buildings, generating or treatment plants, pumping or regulator stations, substations and transmission lines utilizing multilegged structures, but not telephone central offices.

### **§ 115-114. Special use exceptions.**

Special use exceptions may be permitted by the Board of Adjustment and in accordance with the provisions of Article XXVII of this chapter and may include:

- A. Temporary and conditional permits for a period not to exceed five years, such period to be determined by the Board, for the following uses: **[Amended 3-5-1991 by Ord. No. 750; 11-10-1992 by Ord. No. 863; 10-12-2010 by Ord. No. 2152; 10-22-2019 by Ord. No. 2684]**

Archery ranges

Commercial dog kennels



Miniature golf courses or driving ranges

Outdoor display or promotional activities at shopping centers or elsewhere

Pony rings

Raising for sale of birds, bees, rabbits and other small animals, fish and other creatures

Riding academies, public stables or private stables

Rifle or pistol ranges, trap or skeet shooting

Temporary buildings for use as a sales or rental office for an approved real estate development or subdivision

Tents for special purposes for a period exceeding three days. The Director may, without requiring an application for a special use exception, grant approval for a tent for a special purpose (revival, reception, tent sale as an accessory to a business or commercial use, or other similar activities). If approved by the Director, a tent for special purposes may be utilized on a parcel no more than three times in a calendar year.

Use of a manufactured-home-type structure for any business, commercial or industrial use or residence for a caretaker or watchman when not approved administratively by the Director or his or her designee

B. Exceptions to parking and loading requirements as follows:

- (1) Off-street parking areas, adjacent to or at a reasonable distance from the premises on which parking areas are required by the parking regulations of Article XXII, where practical difficulties, including the acquisition of property, or undue hardships are encountered in locating such parking areas on the premises and where the purpose of these regulations to relieve congestion in the streets would best be served by permitting such parking off the premises.
- (2) Waiver or reduction of the parking and loading requirements in any district whenever the character or use of the building is such as to make unnecessary the full provision of parking or loading facilities.
- (3) Waiver or reduction of loading space requirements where adequate community loading facilities are provided.
- (4) Waiver or reduction of loading space requirements for uses which contain less than 10,000 square feet of floor area where construction of existing buildings, problems of access or size of lot make impractical the provisions of required loading space.

C. Other special use exceptions as follows:

- (1) Cemeteries for pets.
- (2) (Reserved)<sup>1</sup>
- (3) The alteration, extension or replacement of a nonconforming manufactured

home, subject to the provisions of § 115-196. **[Amended 10-12-2010 by Ord. No. 2152]**

- D. Structures of mixed use, commercial and residential, subject to the provisions of Articles IV through XX and § 115-219.

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1. Editor's Note: Former Subsection C(2), which listed frog or fish farms, was repealed 11-26-1991 by Ord. No. 806.



## THE CITY OF SEAFORD



### THE PERFECT PLACE TO START

Seaford is situated along U.S. Route 13, the main north-south artery running from Wilmington, DE to Norfolk, VA. Located in the southwest portion of the state, its central position on the Delmarva Peninsula makes it an important trade p and convenience to both the large cities and seashore resorts. Using a network of first-class highways, Seaford is only 83 miles from Baltimore, 96 miles from Washington, D.C., and 111 miles from Philadelphia and 200 miles from New York City.

The City of Seaford currently has 3 business parks. The **Ross Business Park**, the **Seaford Industrial park**, and the newest addition to the business parks will be the **Western Sussex Business Campus**, a 100+ acre park.

There is NO SALES TAX and it is one of the lowest in personal income and real estate property taxes in the nation.

With a stable work force and proactive business friendly city government, The City of Seaford is THE PERFECT PLACE TO START...

<https://www.seafordde.com/>

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## 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

### SVN | Miller Commercial Real Estate

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## ADVISOR BIO



### KELLY JETER

Advisor

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Direct: **410.543.2440** | Cell: **443.758.7170**

## 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.

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