

## 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.

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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.

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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.

<p><b>THIS BUILDING DATA SHEET IS INTENDED TO GIVE GENERAL INFORMATION REGARDING THE PROPERTY AND SHOULD NOT BE CONSIDERED AN ALL-INCLUSIVE SUMMARY. WE MAKE NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED IN THE BUILDING DATA SHEET.</b></p>
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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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