

For Lease

Industrial

25,000 - 100,000 SF



Industrial Availability in Sussex County!

1700 Dulaney Street
Seaford, Delaware 19973

Property Highlights

- Centrally Located in Seaford, DE with Convenient Access to Major Interstates - Ideal for Distribution Users!
- Join Several Notable Tenants Including Amazon
- Recently Renovated - Pristine Condition with New Roof
- Heated and Sprinklered Space within Concrete Block Building

Property Description

+/- 100,000 SF of pristine industrial warehouse space available for lease within 1700 Dulaney Street in Seaford, Delaware. Join neighboring tenant, Amazon! With convenient access to interstates leading to Washington D.C., Baltimore, Philadelphia, and Wilmington, this building is positioned as one of the Eastern Shore's leading distribution centers. The available unit is sprinklered and features high ceilings (26-28 ft.) with six dock-high doors, making it ideal for a wide variety of distribution users. Both the building and its exterior parking and storage areas have undergone extensive renovations and updates within the past 2-years, which included installation of a new roof. The space is heated (modine gas). The site offers ample parking and opportunity for exterior storage, if needed. *Minimum Divisibility: 25,000 SF; Maximum Contiguous: 100,000 SF.*

OFFERING SUMMARY

| | |
|-----------------|---------------------|
| Available SF | 25,000 - 100,000 SF |
| Lease Rate | \$7.75 SF/yr (NNN) |
| Lot Size | 10.53 Acres |
| Ceiling Height | 26-28' |
| Dock High Doors | 6 |

For more information

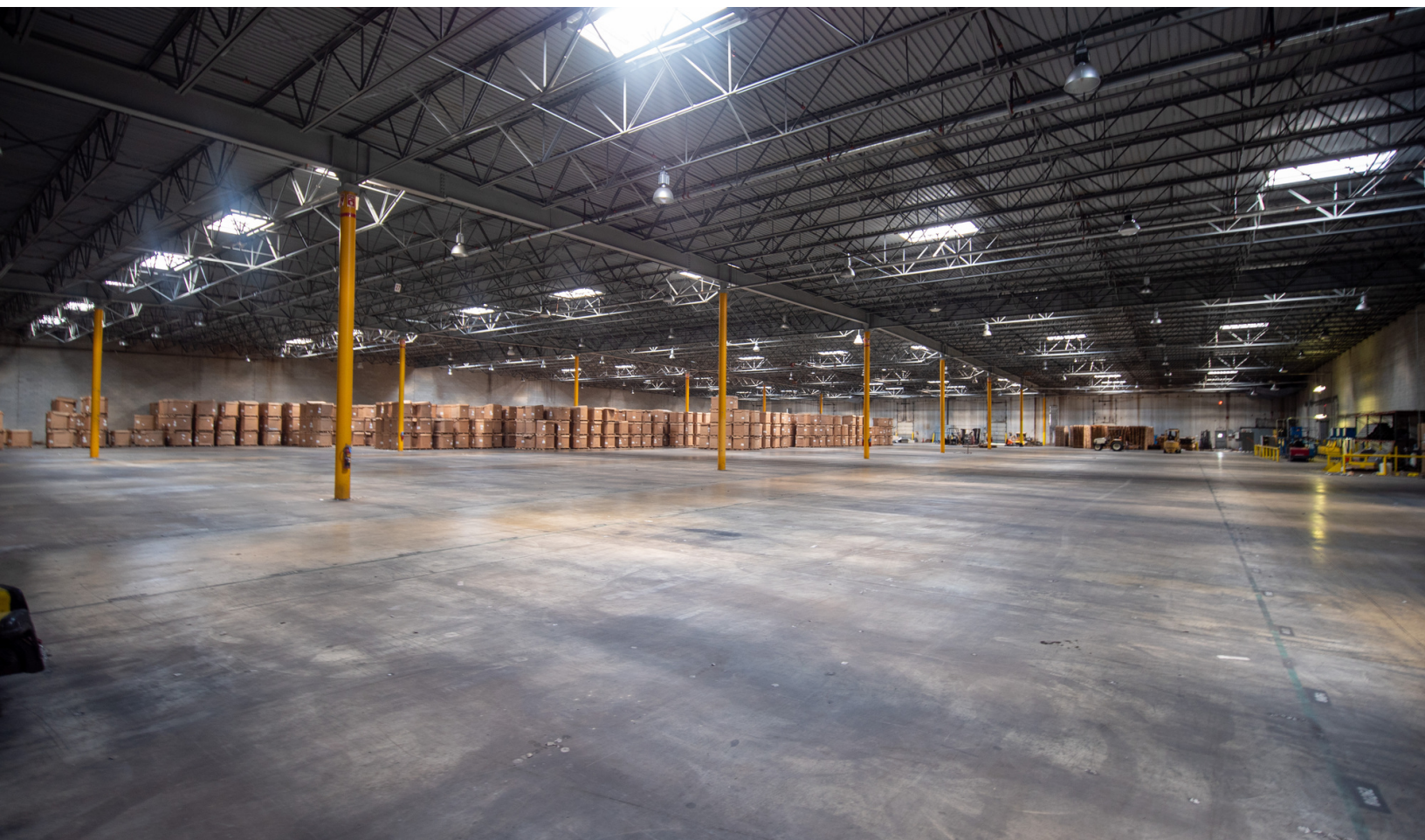
Chris Davis

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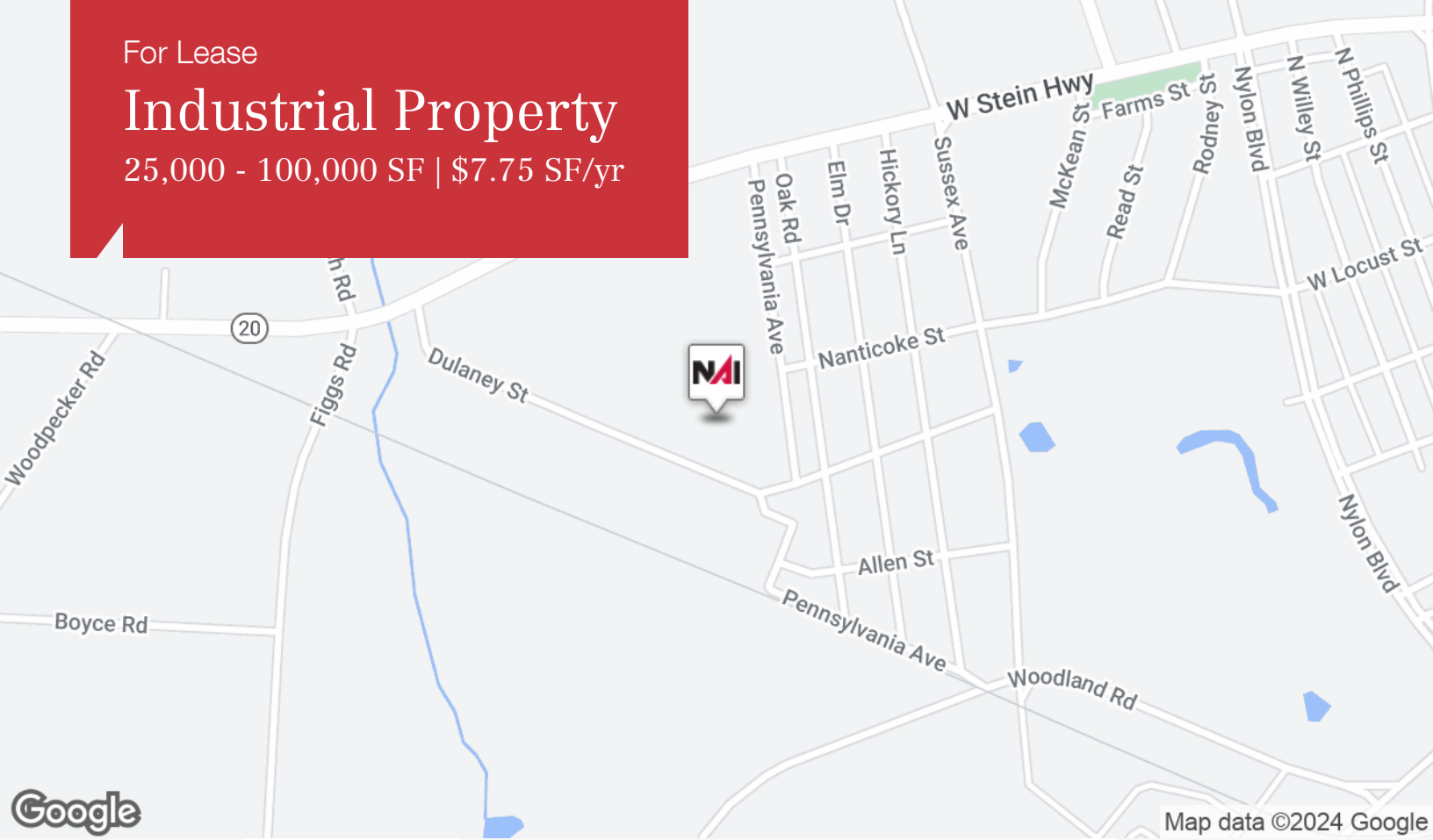
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Chris Davis

Principal | Broker

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Education

Davis is a graduate of The University of Nevada Las Vegas with a degree in Marketing.

Professional Background

Chris Davis is a Principal with NAI Coastal. Davis is a licensed Real Estate Broker in Maryland, Delaware and Florida who specializes in the sale of income producing investment properties in the self storage, hospitality and industrial fields. Davis' primary market is the Delmarva region beginning east of the Chesapeake Bay and extending across Maryland, Delaware and Virginia to the Atlantic Ocean; however, he is knowledgeable in the Northeastern Florida market as well.

With over 25 years of experience in the commercial real estate business, Davis has brokered over \$800 million in volume. Before co-founding NAI Coastal in 2019, Davis brokered deals under the Long & Foster and SVN commercial platforms. He has served on national self storage and hospitality product councils and was ranked in SVN International Corporation's top ten advisors earning him the prestigious Partner's Circle designation in 2015.

Over the course of his career, Davis spearheaded various developmental projects and owned Davis Properties, Inc. and Davis Development Company. Together these entities developed, owned and managed commercial properties such as: business/office parks, climate controlled self storage facilities, warehouse/manufacturing buildings, shopping centers, age restricted retirement communities and a large wedding and hospitality venue.

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