



3401 N Market St.

Wilmington, DE

OFFERING SUMMARY

Sale Price: \$3,500,000
Lease Rate: \$12/SF NNN
Total SF: +/- 18,790 SF
Rentable SF: +/- 10,460 SF
Lot Size: 0.65 AC
Zoning: C-2
Parcel: 2601630079

PROPERTY HIGHLIGHTS

- New construction!
Join [Pennsylvania Tire & Auto!](#)
- Zoned for warehouse, retail or office
- Parking for 35 cars
- 18' ceilings
- 14' OH doors
- 3-phase power
- Fully sprinkled

PROPERTY OVERVIEW

Flex/retail building for sale or lease
at the corner of Market Street
and W 35th Street in Wilmington, DE.

For more information:

Rich Dudek, SIOR

(D) 302.221.7212 • (C) 302.893.7937
richdudek@emoryhill.com

NAI Emory Hill

SALE or LEASE
3401 N. Market St.

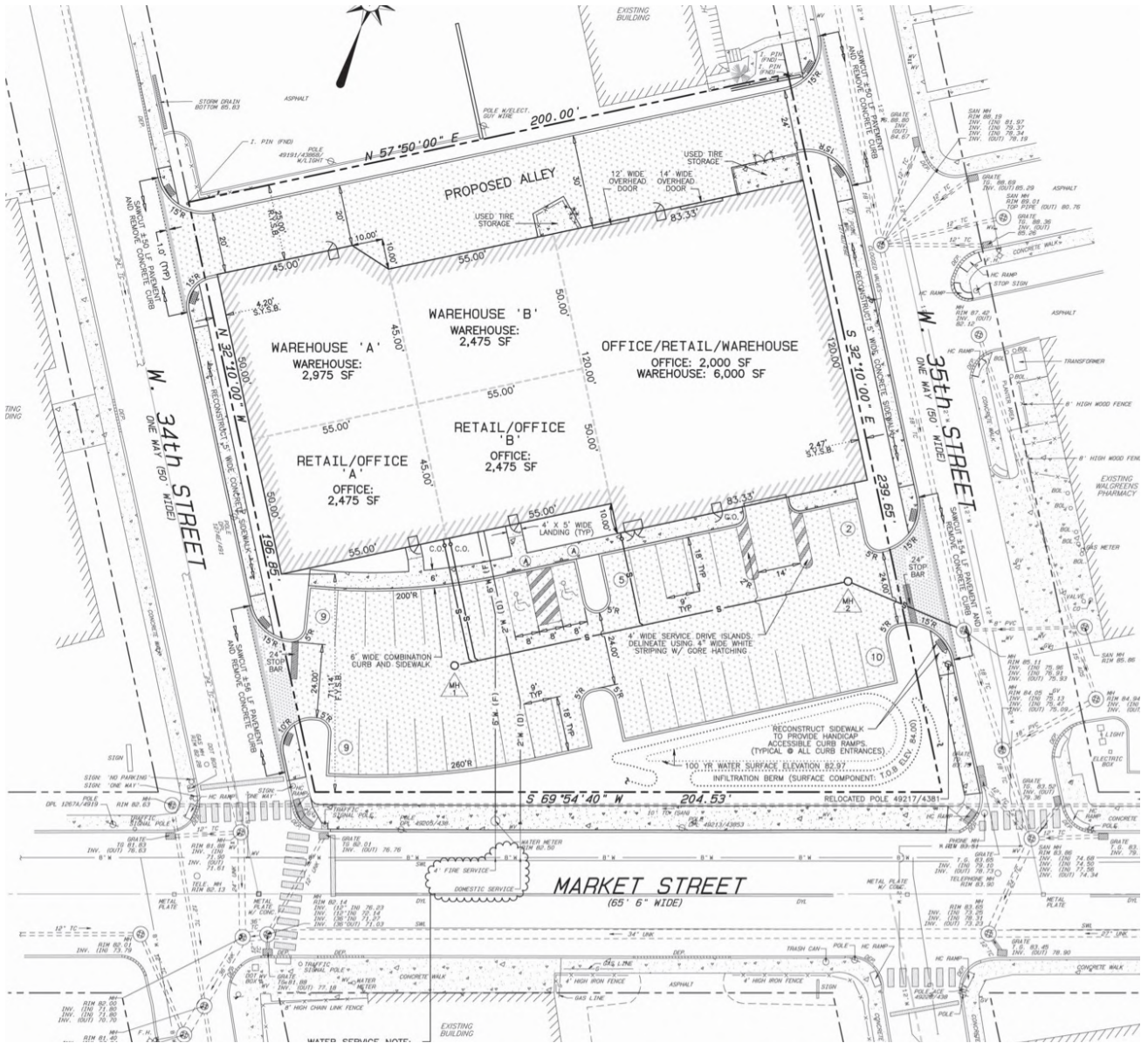


NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Emory Hill Real Estate Services Inc
10 Corporate Circle, New Castle, DE 19720
302 322 9500
naiemoryhill.com

NAI Emory Hill

SALE or LEASE
3401 N. Market St.

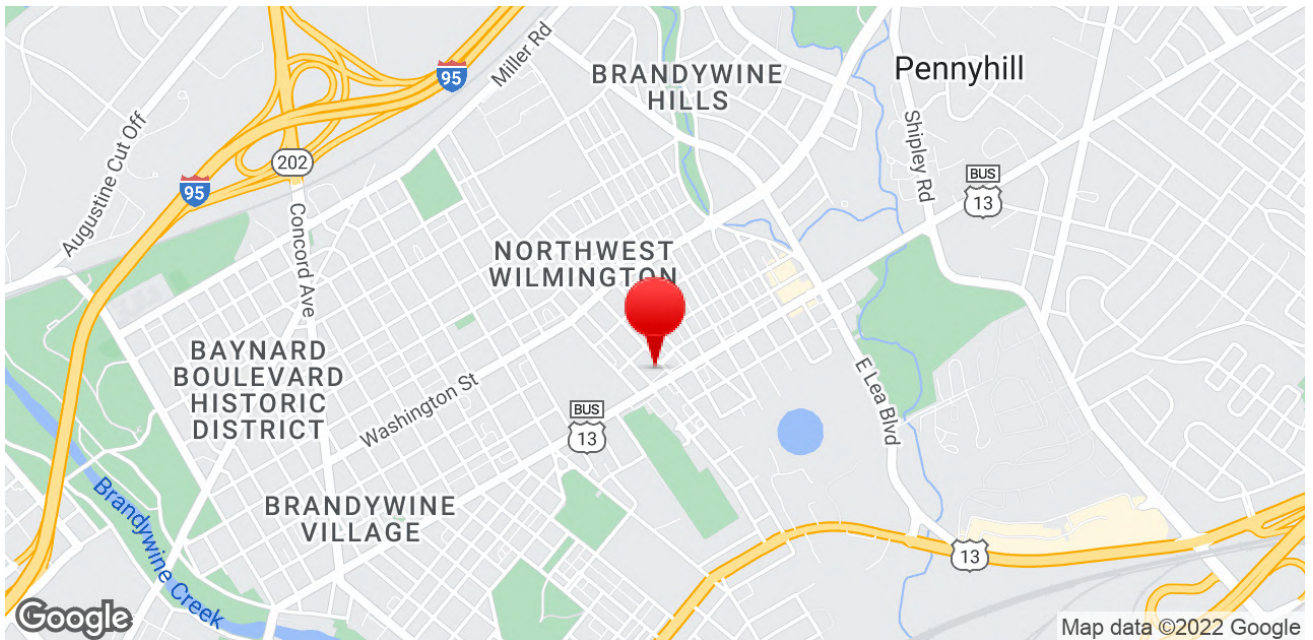
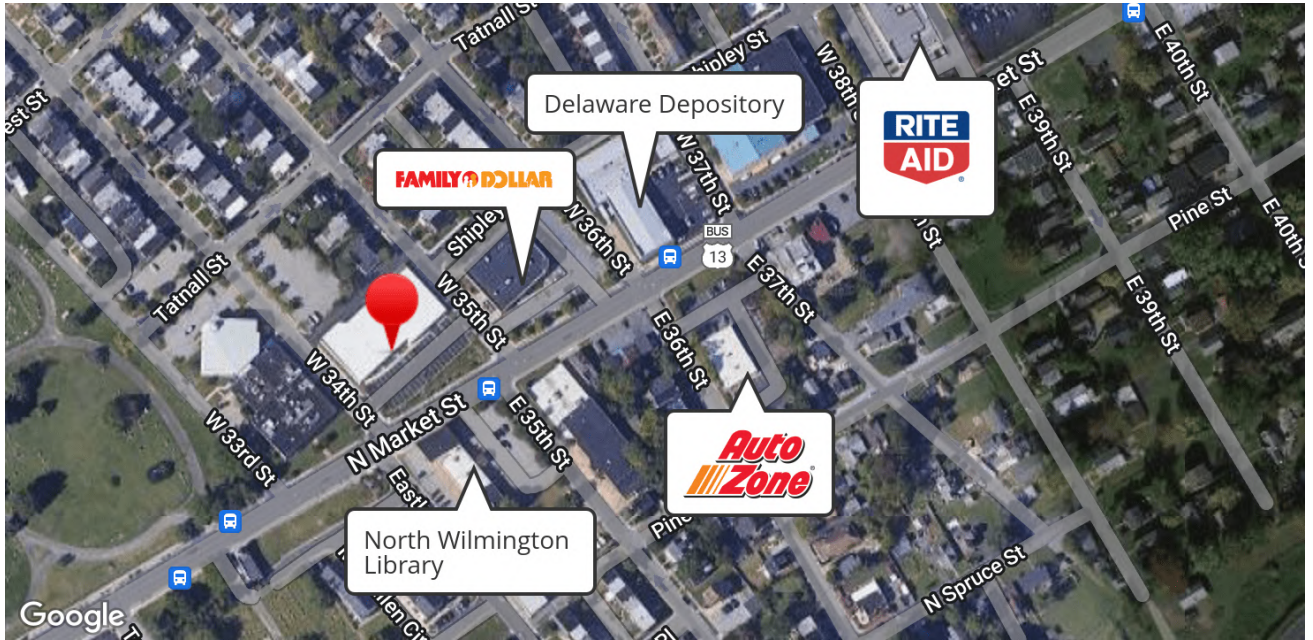


NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Emory Hill Real Estate Services Inc
10 Corporate Circle, New Castle, DE 19720
302 322 9500
naiemoryhill.com

NAI Emory Hill

SALE or LEASE
3401 N. Market St.



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Emory Hill Real Estate Services Inc
10 Corporate Circle, New Castle, DE 19720
302 322 9500
naiemoryhill.com