



1101 S HEALD STREET
WILMINGTON, DE

AVAILABLE FOR SALE OR LEASE
APPROVED INDUSTRIAL FACILITY

properties.binswanger.com/1101-Heald-St

133,620 SF
(approved)
11.07 Acres

PROPERTY HIGHLIGHTS

- **WAREHOUSE SIZE:**
125,820 SF (approved)
- **OFFICE SIZE:**
7,800 SF (approved)
- Acreage:
11.07 Acres
- Building Dimensions:
170' x 800'
- Ceiling Heights:
40' Clear
- Loading:
30 Docks
- Trailer Storage:
Up to 40
- Parking:
44 Cars
- **ZONING:**
Heavy Industrial (HI) and Commercial Regional (CR)(New Castle County)
- **FRONTAGE:**
406' on Rodgers Road and 1,065' on S Heald Street



PROPERTY USES

Heavy Industry (HI) District

This district is intended to be used primarily for larger heavy industrial developments that are not suited to other industrial districts and the uses that support those types of developments, including....

Industrial Uses:

- Light Industry
- Utilities maintenance facilities
- Utility (miner)
- Heavy Industry (special use review)

Commercial Regional (CR) District

This district is intended to provide for community and regional commercial services, with a suburban transition character, including...

Commercial Uses:

- Heavy retail and services
- Light automobile service
- Office
- Vehicle sales, rental, and service



STREET LOCATION

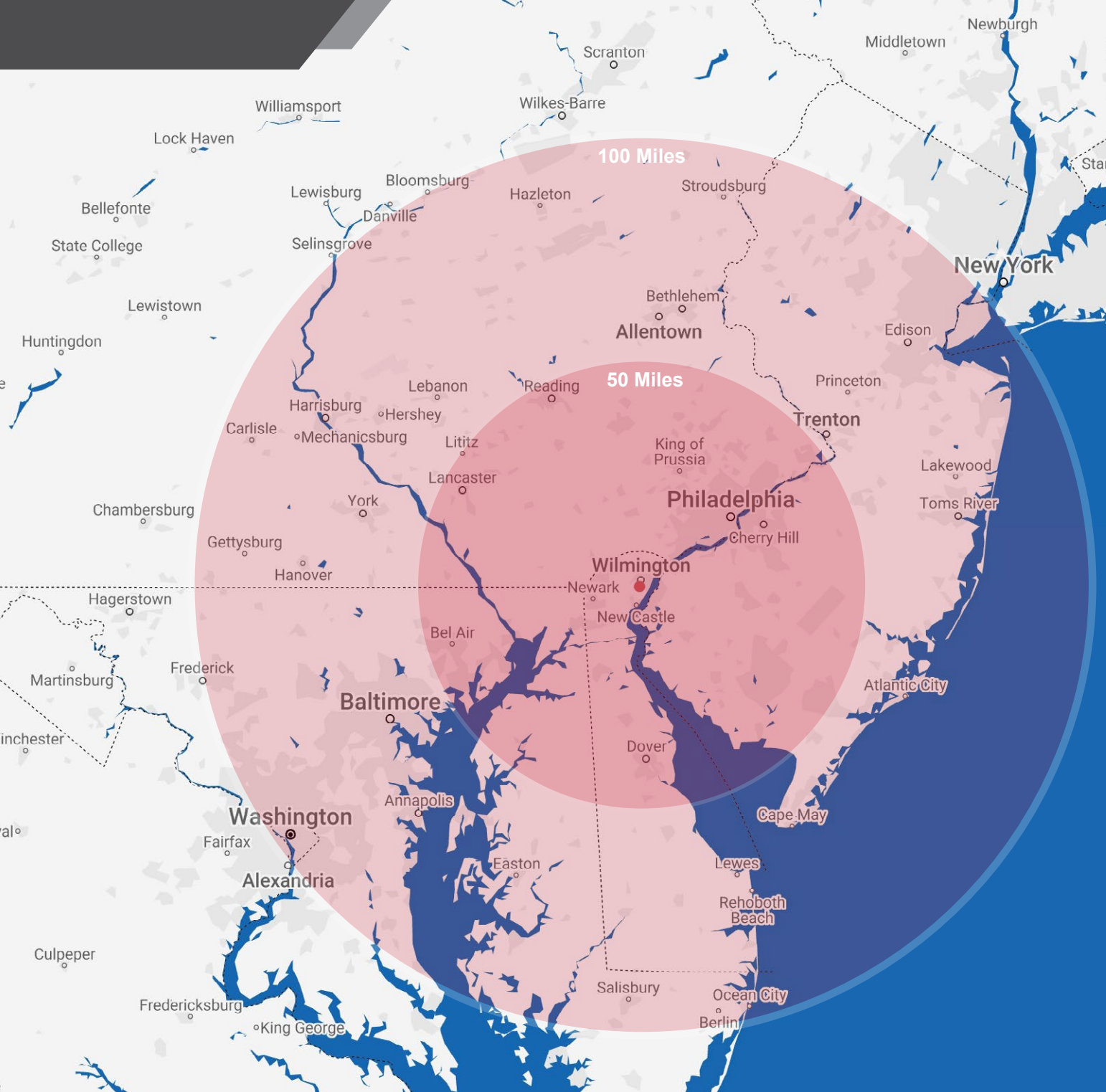




1101 S HEALD ST

LOCATION

The property offers immediate access to I-495, and near immediate access to I-295 and I-95. The property is also just 2.5 miles from the City of Wilmington, 34 miles from Center City Philadelphia, and 7 miles from the NJ Turnpike.



DRIVING DISTANCE TO MAJOR LOCATIONS

Port of Wilmington
2.5 miles

Philadelphia International
Airport
23 miles

CSX Intermodal Philadelphia
Terminal
30 miles

Port of Philadelphia – Cargo
City
30 miles

Philadelphia, PA
34 miles

Dover, DE
52 miles

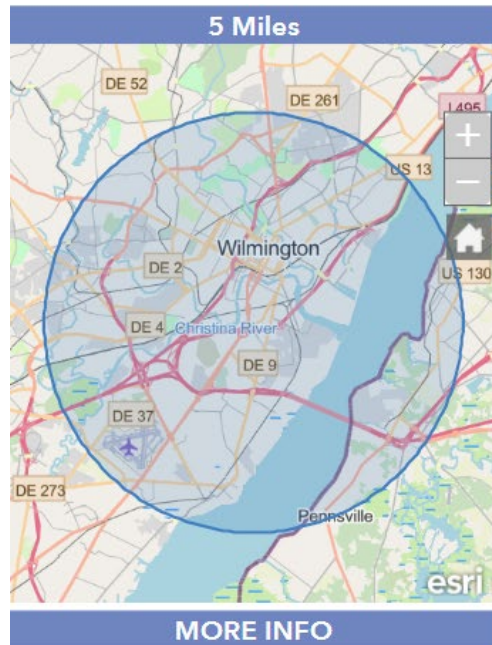
Baltimore, MD
75 miles

Washington, D.C.
108 miles

Port Newark - Elizabeth Marine
Terminal
115 miles

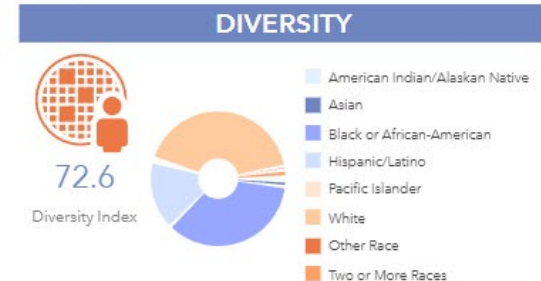
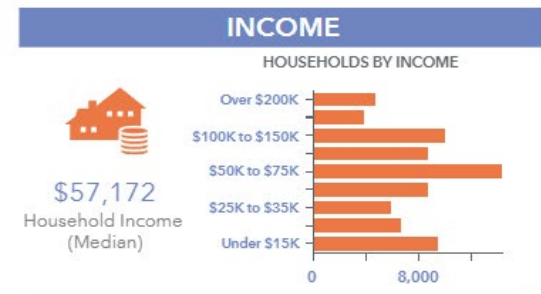
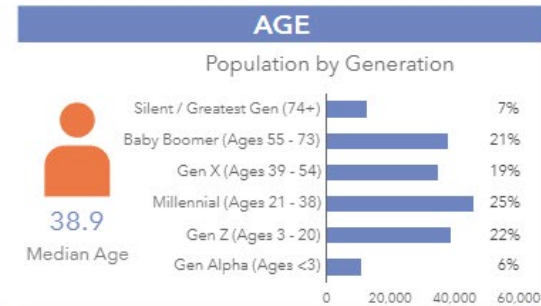
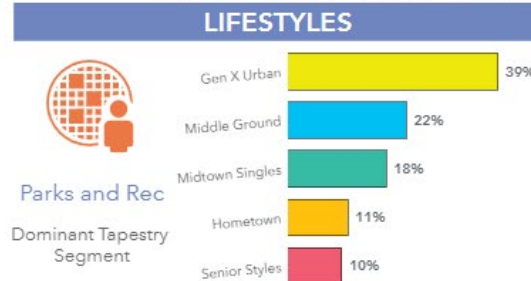
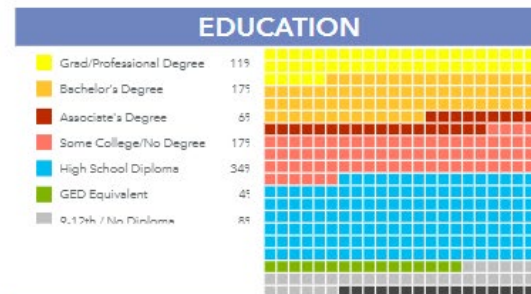
New York, NY
123 miles

DEMOGRAPHICS



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