

Southgate Industrial Park

21-A Industrial Blvd., New Castle, DE 19720
New Castle County



HIGHLIGHTS

For Lease
County: New Castle
Type: Industrial
Total SF: 11,118

CONTACT

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302.740.0071
bill@billfincher.com

FOR LEASE: Prime Industrial Space in New Castle, DE

- One loading dock
- Includes 1,422 sq. ft. office
- 16' ceiling height
- Excellent location with easy access to I-95, NJ, PA, and MD

RENTAL RATE - \$6.00 PER SQ. FT., NNN

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SKETCH/AREA TABLE ADDENDUM

SUBJECT	Property Address																																																		
	City	State	Zip																																																
	Borrower																																																		
	Lender/Client																																																		
	Appraiser Name																																																		
IMPROVEMENTS SKETCH	Warehouse = 9,696 +/- sq ft Office Area = 1,422 +/- sq ft Total Area = 11,118 +/- sq ft Sketch for Illustrative Purposes Only All Dimensions Approximate Prospective Tenant Should Verify All Dimensions Scale: 1" = 42'																																																		
	<table border="1"><thead><tr><th colspan="4">AREA CALCULATIONS SUMMARY</th></tr><tr><th>Code</th><th>Description</th><th>Size</th><th>Totals</th></tr></thead><tbody><tr><td>GBAL</td><td>First Floor</td><td>11118</td><td>11118</td></tr><tr><td colspan="2">TOTAL BUILDING (rounded)</td><td></td><td>11118</td></tr></tbody></table> <table border="1"><thead><tr><th colspan="3">BUILDING AREA BREAKDOWN</th></tr><tr><th>Breakdown</th><th colspan="2">Subtotals</th></tr></thead><tbody><tr><td>First Floor</td><td></td><td></td></tr><tr><td>58 x 162</td><td></td><td>9396</td></tr><tr><td>10 x 21</td><td></td><td>210</td></tr><tr><td>9 x 10</td><td></td><td>90</td></tr><tr><td>26 x 35</td><td></td><td>910</td></tr><tr><td>5 x 24</td><td></td><td>120</td></tr><tr><td>8 x 28</td><td></td><td>224</td></tr><tr><td>8 x 21</td><td></td><td>168</td></tr><tr><td>7 Areas Total (rounded)</td><td></td><td>11118</td></tr></tbody></table>			AREA CALCULATIONS SUMMARY				Code	Description	Size	Totals	GBAL	First Floor	11118	11118	TOTAL BUILDING (rounded)			11118	BUILDING AREA BREAKDOWN			Breakdown	Subtotals		First Floor			58 x 162		9396	10 x 21		210	9 x 10		90	26 x 35		910	5 x 24		120	8 x 28		224	8 x 21		168	7 Areas Total (rounded)	
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21-A Available

11,118 SF