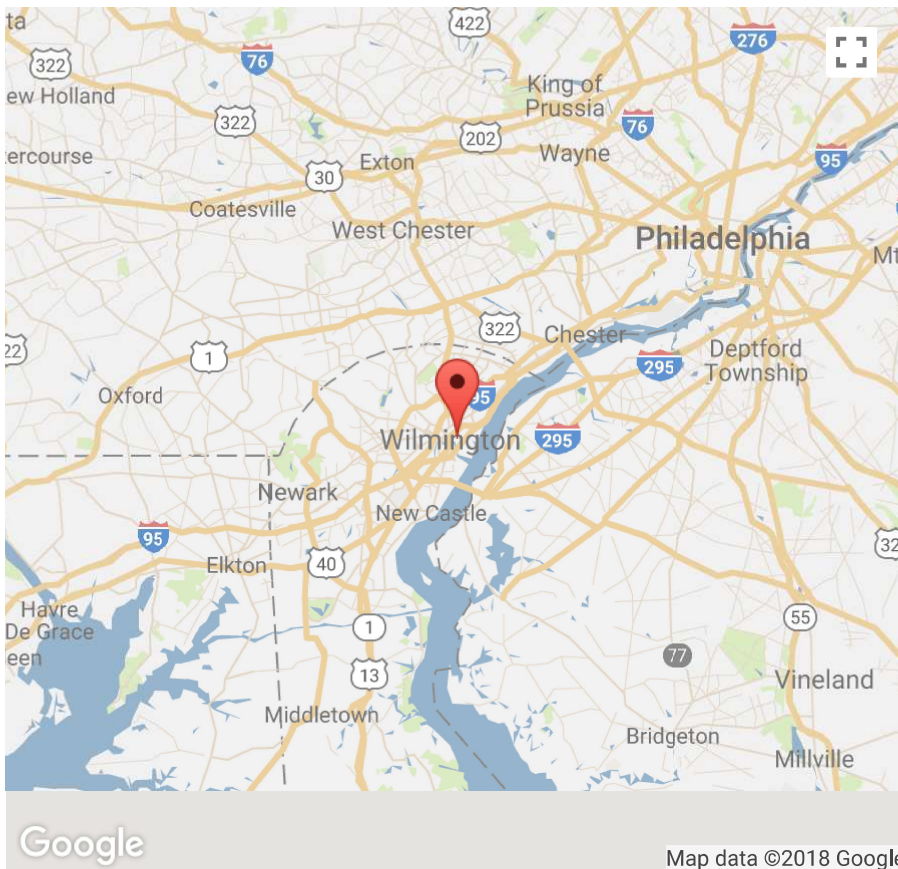


Brandywine Industrial Park Wilmington, DE

SALE OR LEASE



OVERVIEW

Total Area:	300,000 - 512,000 SF
Lot Size:	10 - 26
Property Type:	Industrial, Warehouse

FEATURES

- Manufacturing, Warehouse and office space
- Immediate access to I495 Interchange at 12st St. Exit
- Multitude of Dock and Drive in doors
- 2 Minutes to Port of Wilmington
- Up to 32' Ceilings
- 11,000 Volt - 9413 KVA Super power
- Rail served and Upgraded Sprinklers
- Natural Gas
- 7 Minutes to Jersey and 15 minutes to Philadelphia
- Call for Income, Expense and Tenant Information

ITALIANO COMMERCIAL REAL ESTATE | Steve@Italianocommercial.com | **610 918 1990** | **302 300 1742**

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

