

# 1300 MARROWS ROAD

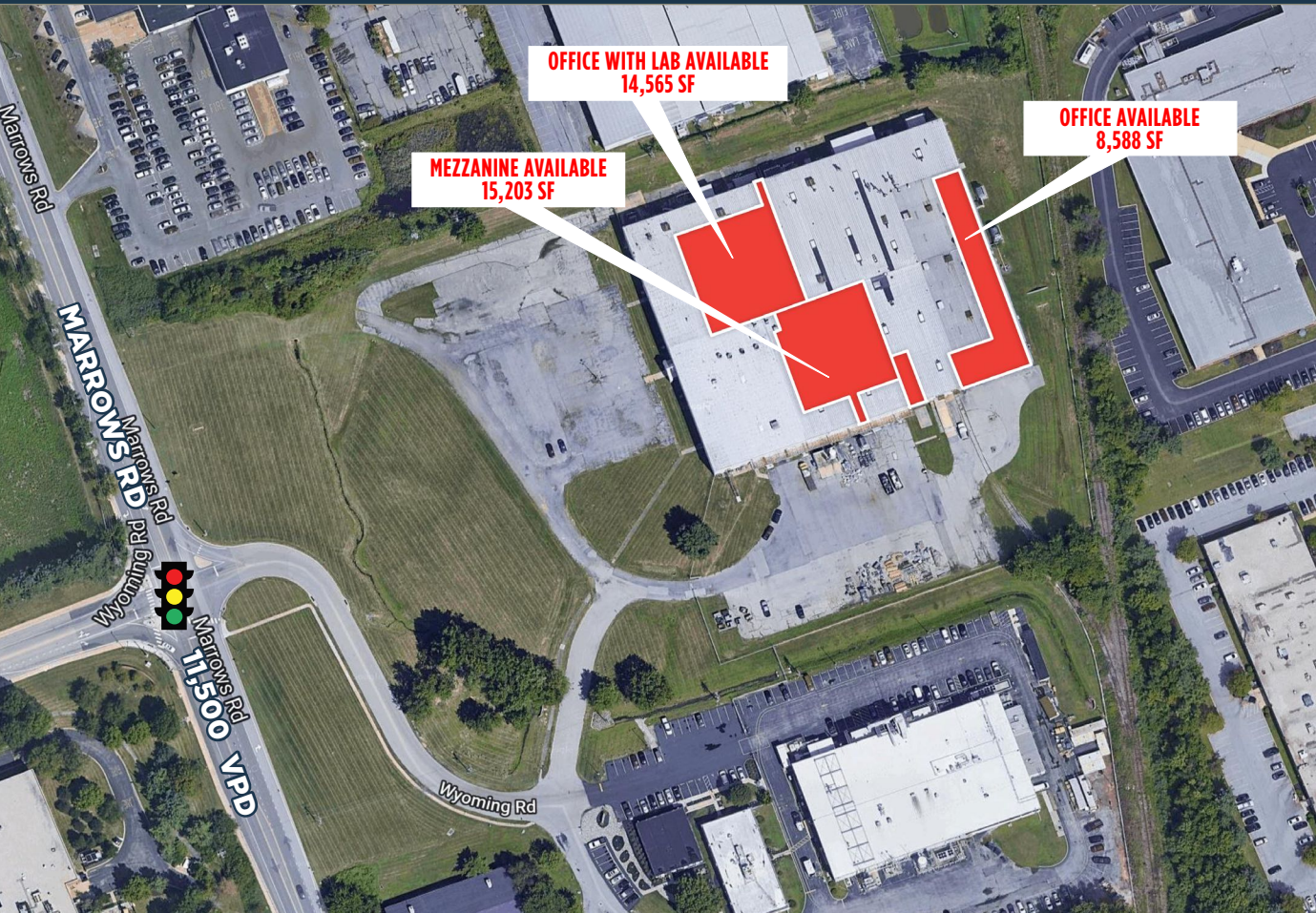
1300 MARROWS ROAD | NEWARK, DE 19711

JOIN



**INDUSTRIAL WITH OFFICE & LAB**

**38,356 SF AVAILABLE**



## PROPERTY HIGHLIGHTS

- SITE: 13.22 ACRES
- ZONING: INDUSTRIAL
- BUILDING: METAL PANEL ON STEEL COLUMNS
- POWER: 2500 KVA; 480 VOLT, 3-PHASE
- LOADING: FOUR (4) 10' x 10' DOCKS W/LOADING ACCESS  
ONE (1) 14' x 16' DRIVE-IN  
ONE (1) 11' x 11' DRIVE-IN
- CLEAR HEIGHT: 24' WAREHOUSE/MANUFACTURING
- TYPICAL CLEAR HEIGHT 11' TO 12' EXCEPT AS NOTED ABOVE

| DEMOGRAPHICS             | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------------|----------|----------|----------|
| EST. POPULATION 2019     | 12,776   | 78,120   | 174,294  |
| EST. DAYTIME POP. 2019   | 11,818   | 63,306   | 140,101  |
| EST. HOUSEHOLDS 2019     | 4,809    | 28,816   | 67,488   |
| EST. AVG. HH INCOME 2019 | \$62,803 | \$80,632 | \$89,420 |

MARROWS RD TRAFFIC COUNT: 11,500 \*DELDOT 2018

FUSCOMANAGEMENT.COM



200 AIRPORT ROAD | NEW CASTLE, DE 19720

## CONTACT

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OFFICE 302.328.6251

**FUSCO REAL ESTATE, LLC**

MARROWS ROAD

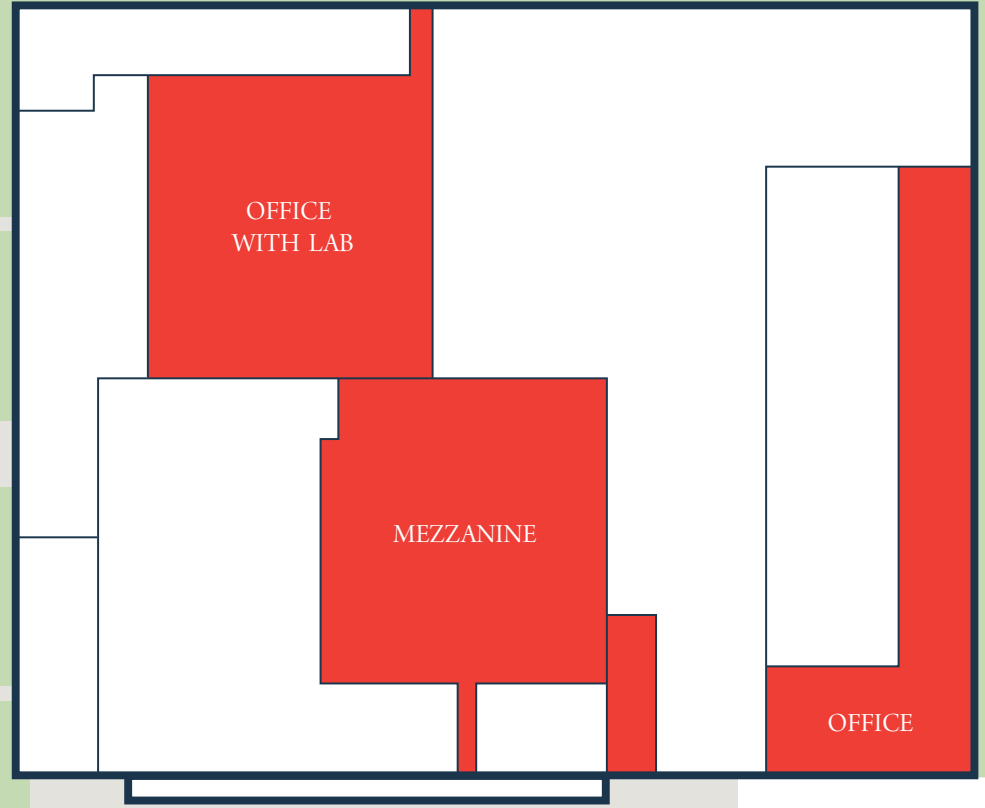
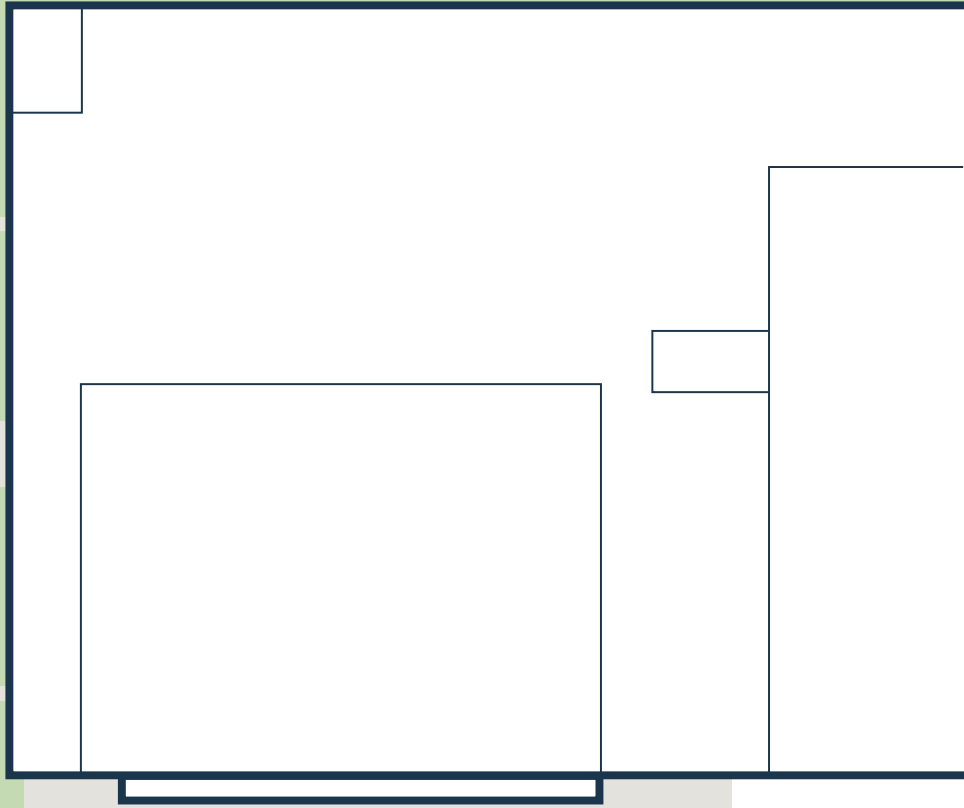
OLD FORGE ROAD

PENNSYLVANIA, BALTIMORE & WASHINGTON RAILROAD COMPANY

# 1300 MARROWS ROAD

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**FIRST FLOOR**

**M CUBED TECHNOLOGIES, INC 116,109 SF**

**SECOND FLOOR**

**M CUBED TECHNOLOGIES, INC**

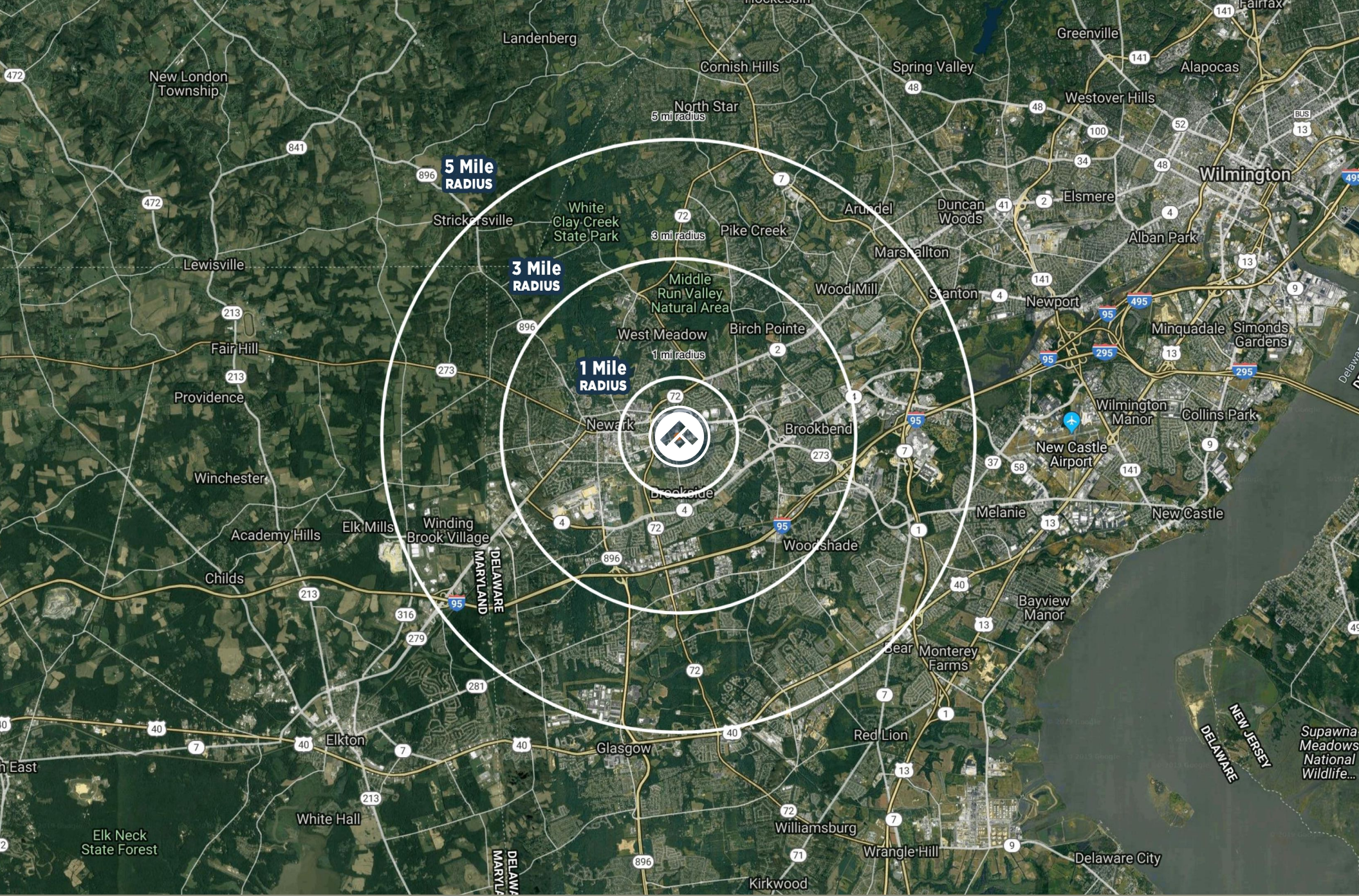
**19,174 SF**

|                        |                  |                  |
|------------------------|------------------|------------------|
| <b>OFFICE WITH LAB</b> | <b>AVAILABLE</b> | <b>14,565 SF</b> |
| <b>MEZZANINE</b>       | <b>AVAILABLE</b> | <b>15,203 SF</b> |
| <b>OFFICE</b>          | <b>AVAILABLE</b> | <b>8,588 SF</b>  |

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