



Duck Creek

BUSINESS CAMPUS

5806 DUPONT PARKWAY, SMYRNA, DE



70K SF
PROJECTED DELIVERY OF
BUILDING 3
Q1 2026

92K SF
PROJECTED DELIVERY OF
BUILDING 4
Q4 2026



Duck Creek

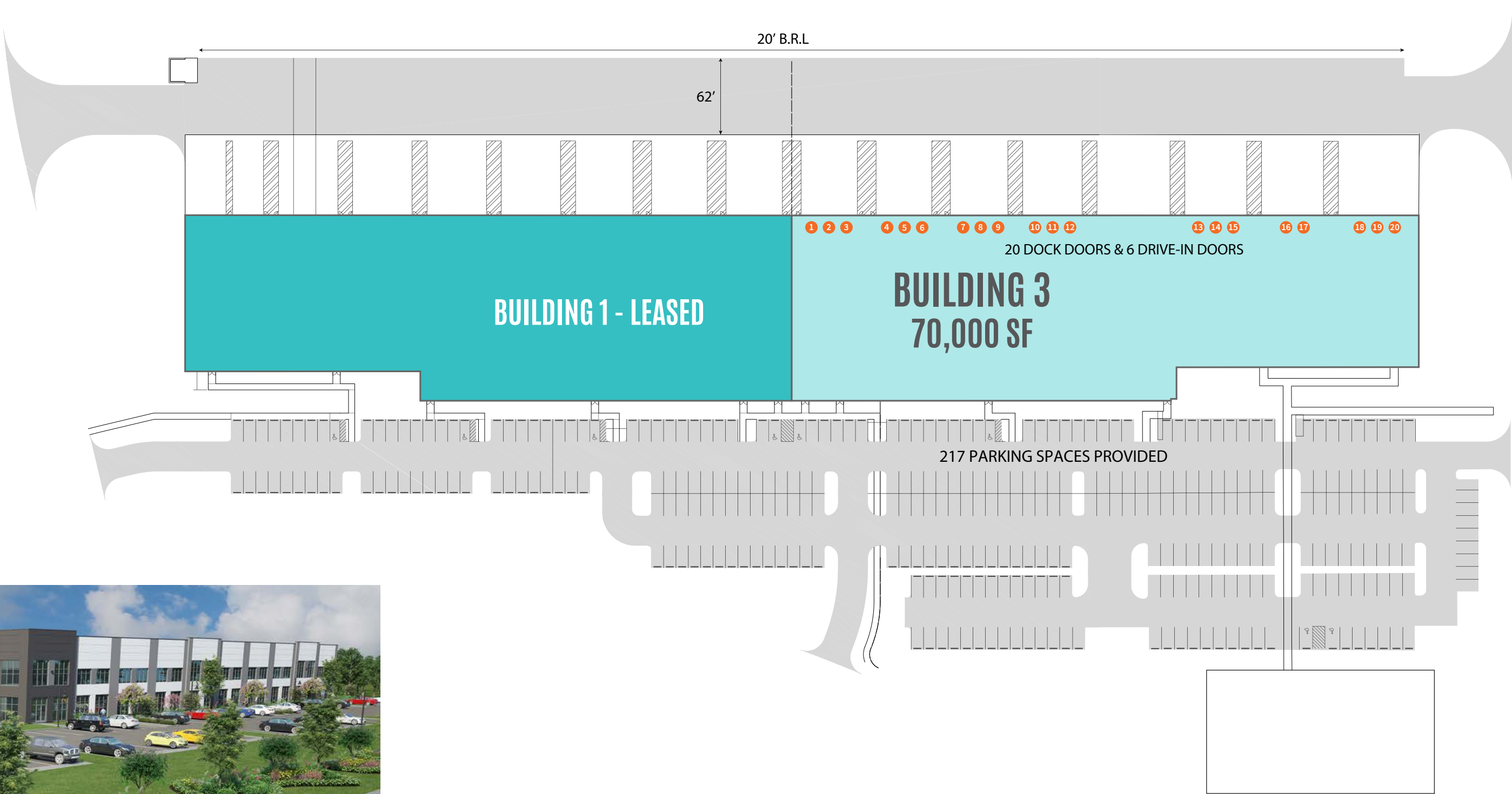
BUSINESS CAMPUS

Offering versatility, flexibility, and prime location, Duck Creek presents unbound opportunity in the heart of Delaware. With multiple buildings in various stages of development and leasing, Duck Creek is poised for growth. The expansion building is set to deliver at the beginning of next year, in Q1 2026. Plans are also in place for Building 4, scheduled to break ground in Q1 2026 with delivery in Q4 2026. No other Delaware campus is primed for such a variety of tenants across industries. Truly flexible, with unmatched potential for growth, build-to-suit lots of all sizes on the sprawling 211-acre campus allow a customizable opportunity for industrial, warehouse, medical, life sciences, and office users. Conveniently located in Smyrna, Duck Creek offers easy access to major roadways and metropolitan areas, as well as numerous nearby amenities.

BUILDING 3 - 70,000 SF FLEX/INDUSTRIAL SPACE

PROJECTED DELIVERY Q1 2026

Building Size	70,000 SF
Available SF	70,000 SF
Column Spacing	60'x37'6"
Dock Doors	20
Drive-in Doors	6
Car Parking	217 Spaces
Ceiling Height	28'6" to 31'2"
Sprinkler	ESFR

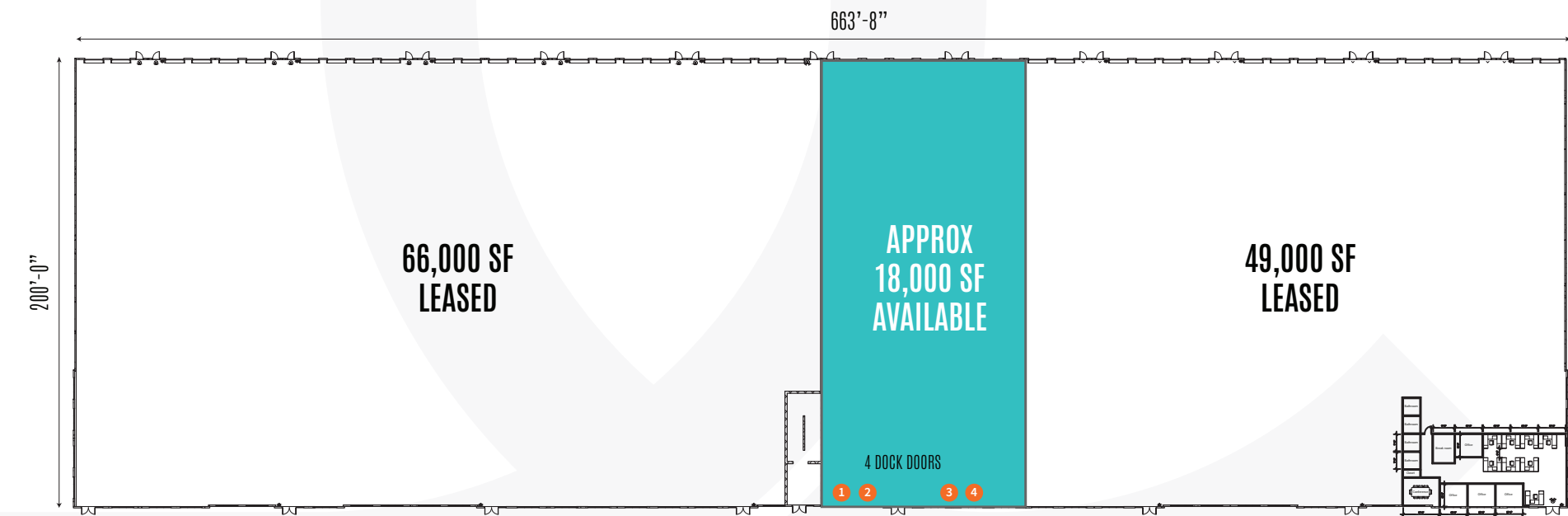




BUILDING 2 - 18,000 SF FLEX/INDUSTRIAL SPACE

321 REIHM BLVD.

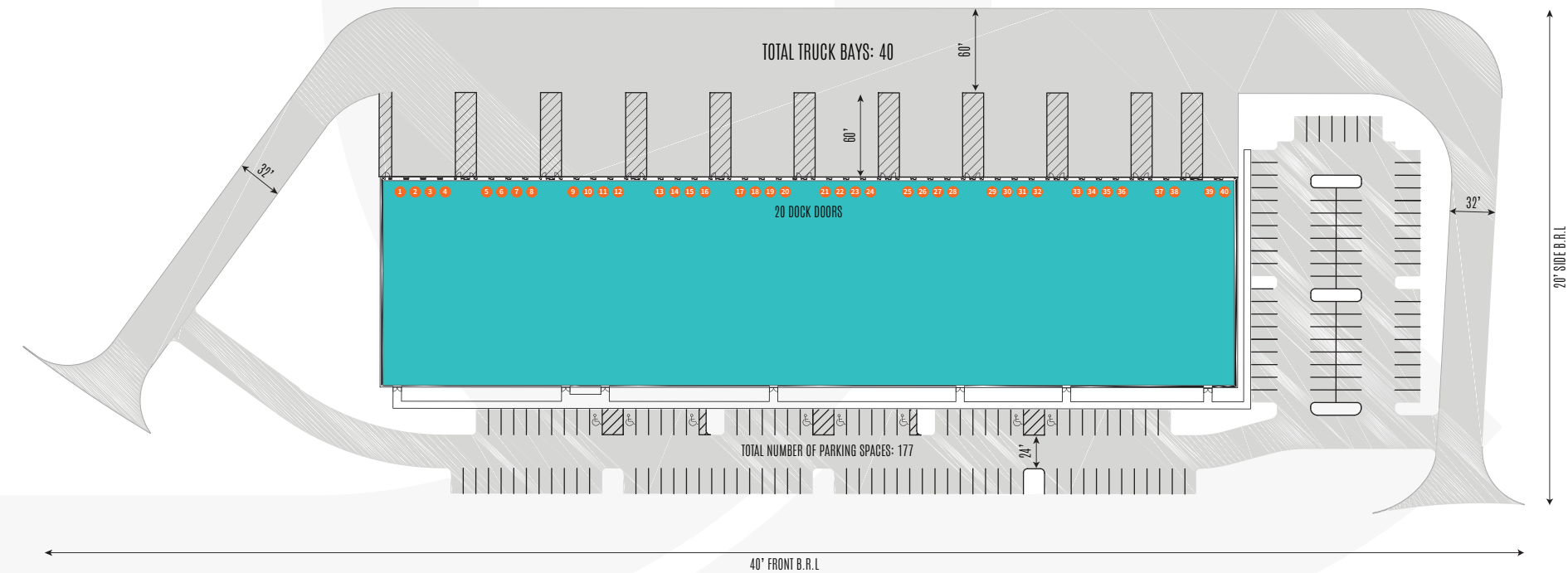
Building Size	133,000 SF
Available SF	18,000 SF
Column Spacing -	60'x37'6"
Dock Doors	4
Ceiling Height	28'6" to 31'2"
Sprinkler	ESFR

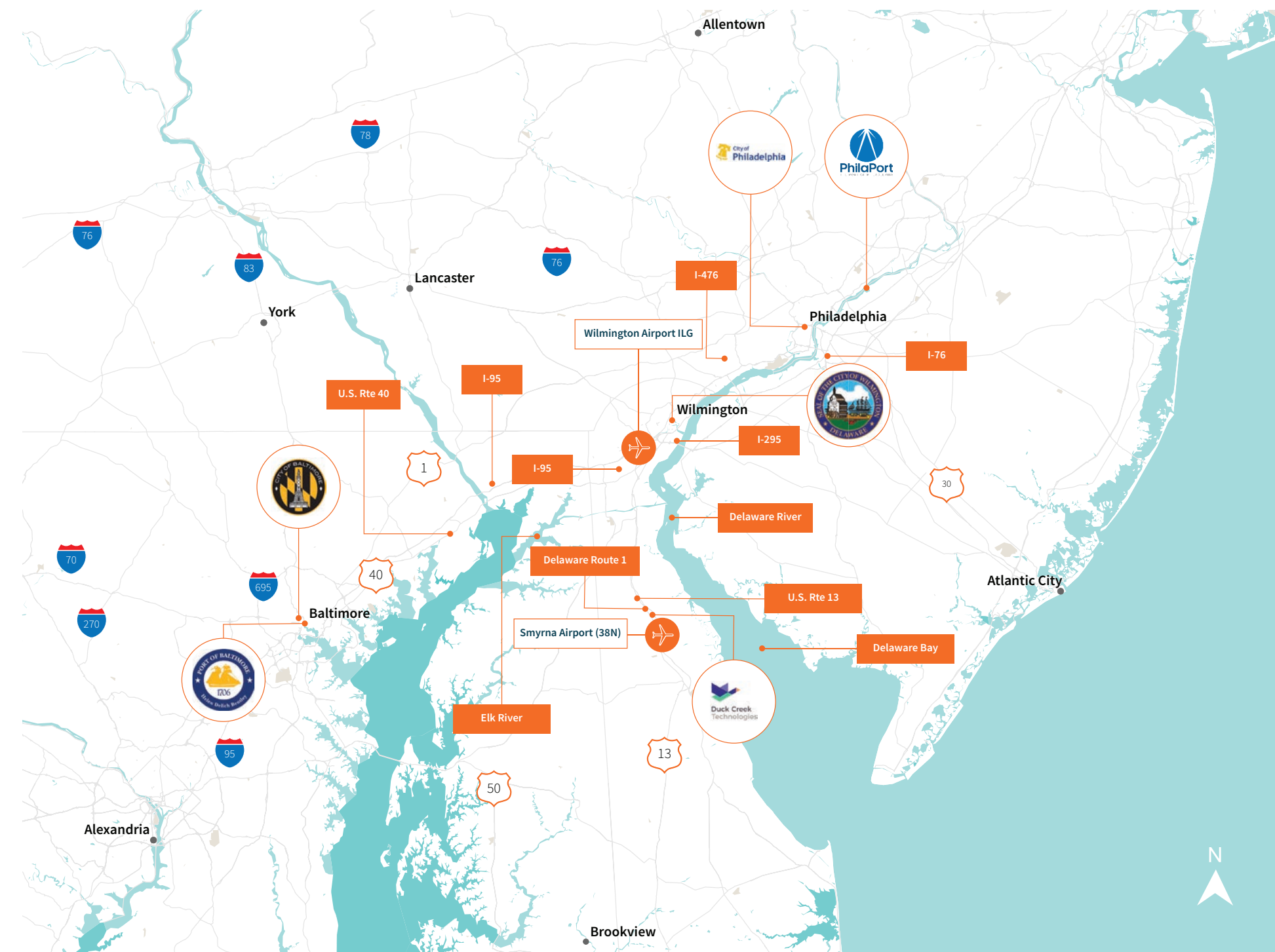
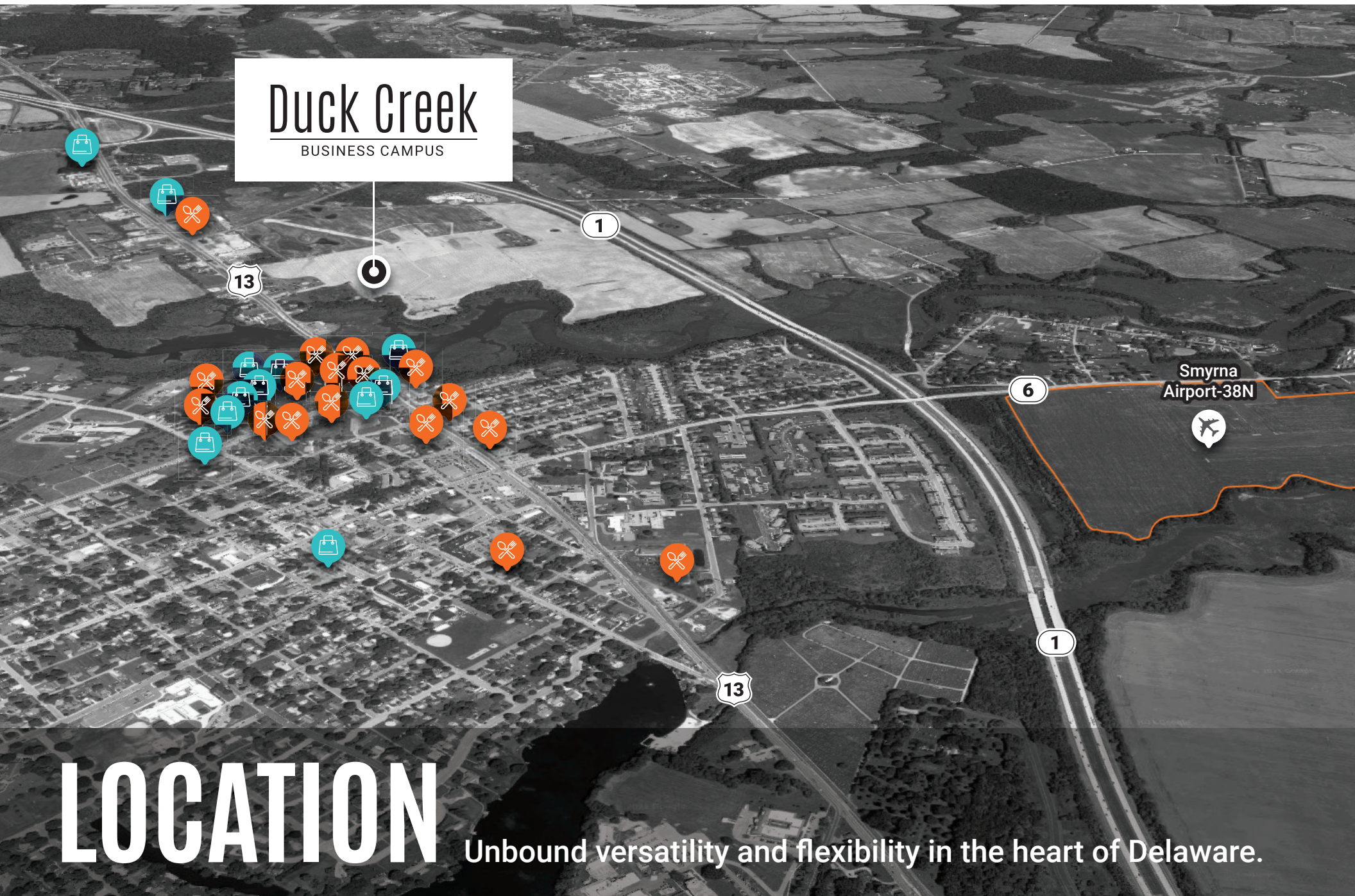


BUILDING 4 - 91,700 SF FLEX/INDUSTRIAL SPACE

PROJECTED GROUNDBREAKING:
Q1 2026

Building Size	91,700 SF
Available SF	91,700 SF
Column Spacing	60'x37'6"
Dock Doors	40
Drive-in Doors	4
Car Parking	177 Spaces
Ceiling Height	28'6" to 31'2"
Sprinkler	ESFR





Jamie Vari
Executive Vice President
+1 302 356 2862
jamie.vari@jll.com

Ryan Ward
Senior Associate
+1 302 356 2865
ryan.ward@jll.com

JLL | Jones Lang LaSalle Brokerage, Inc.
1011 Centre Road, Suite 117
Wilmington, DE 19805
+1 302 356 2858



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