



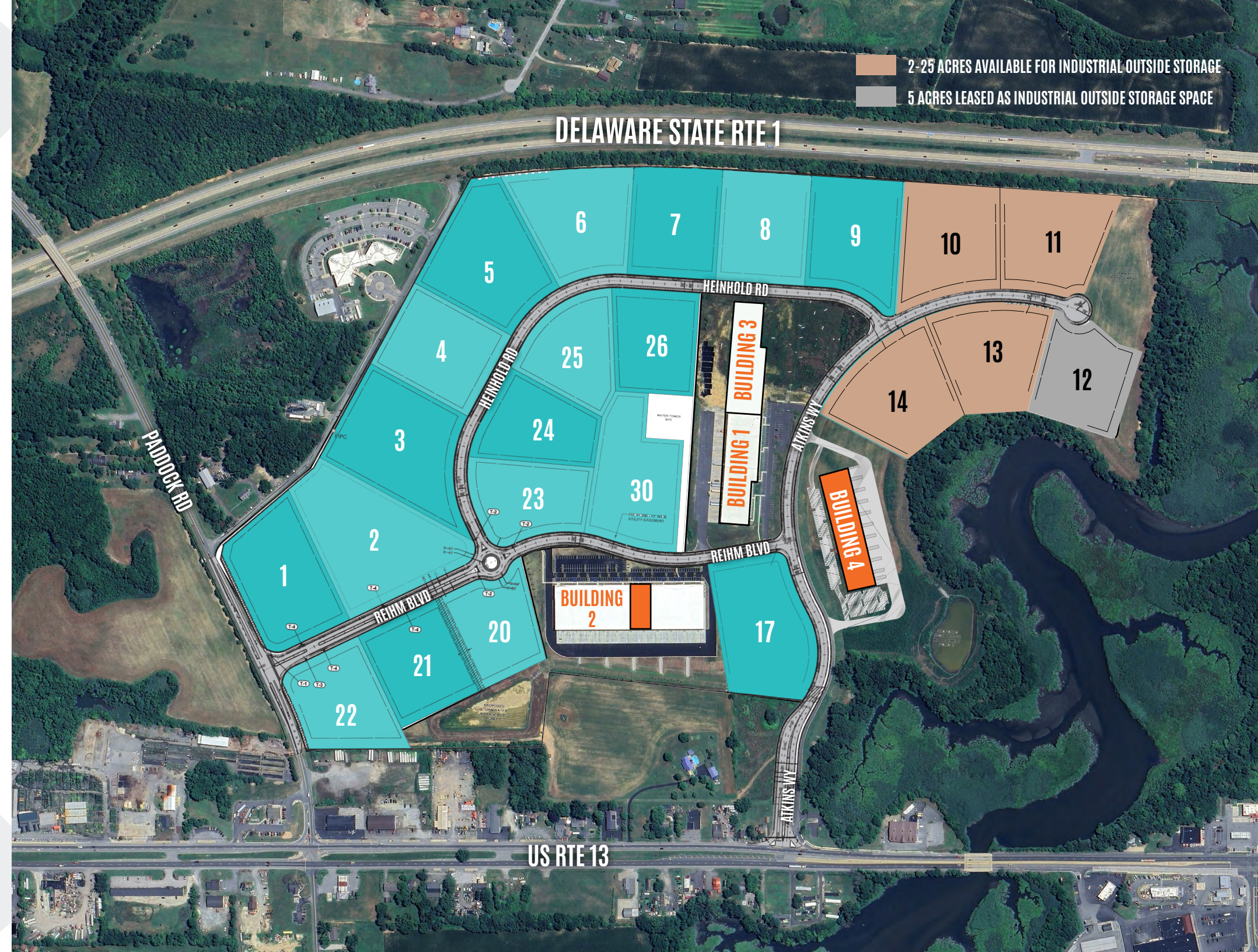
Duck Creek

BUSINESS CAMPUS

5806 DUPONT PARKWAY, SMYRNA, DE



92K SF
PROJECTED DELIVERY OF
BUILDING 4
Q3 2027



Duck Creek

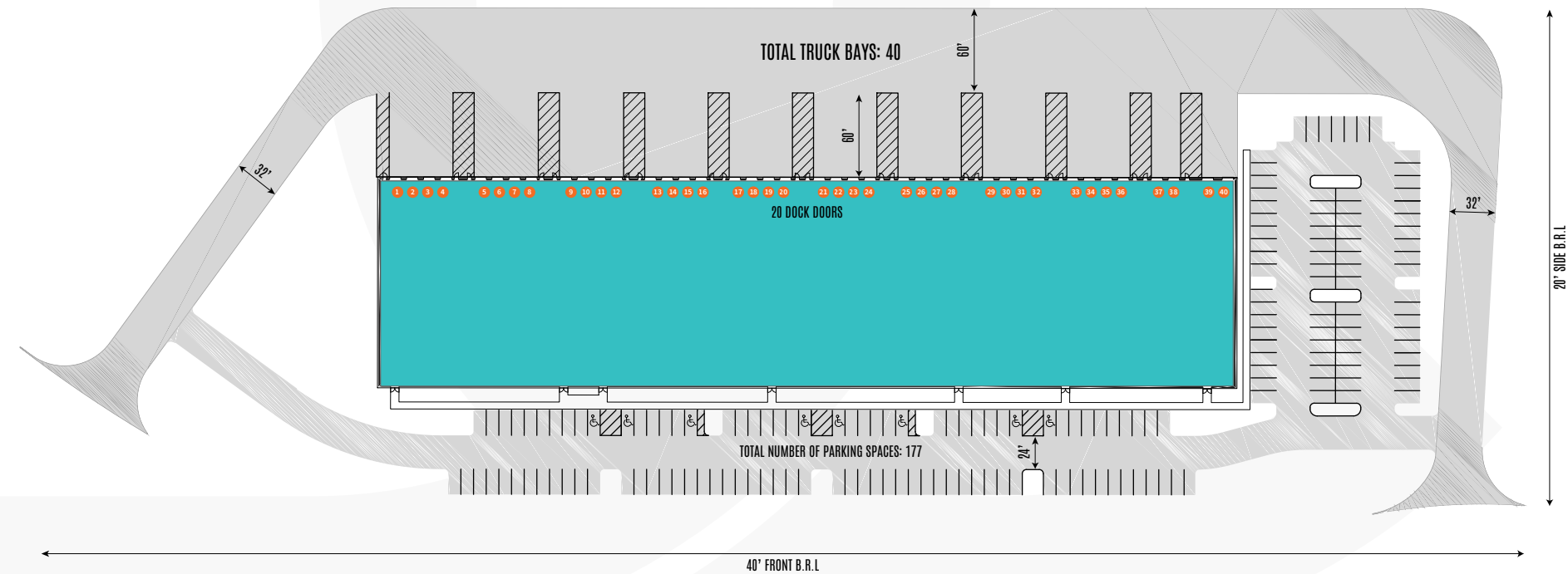
BUSINESS CAMPUS

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. Following the successful Q1 2026 delivery of the expansion building, development continues with Building 4, with completion anticipated by Q3 2027. 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 4 - 91,700 SF FLEX/INDUSTRIAL SPACE

NEWEST AVAILABILITY
PROJECTED DELIVERY Q3 2027
DIVISIBLE DOWN TO 10,000 SF

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





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



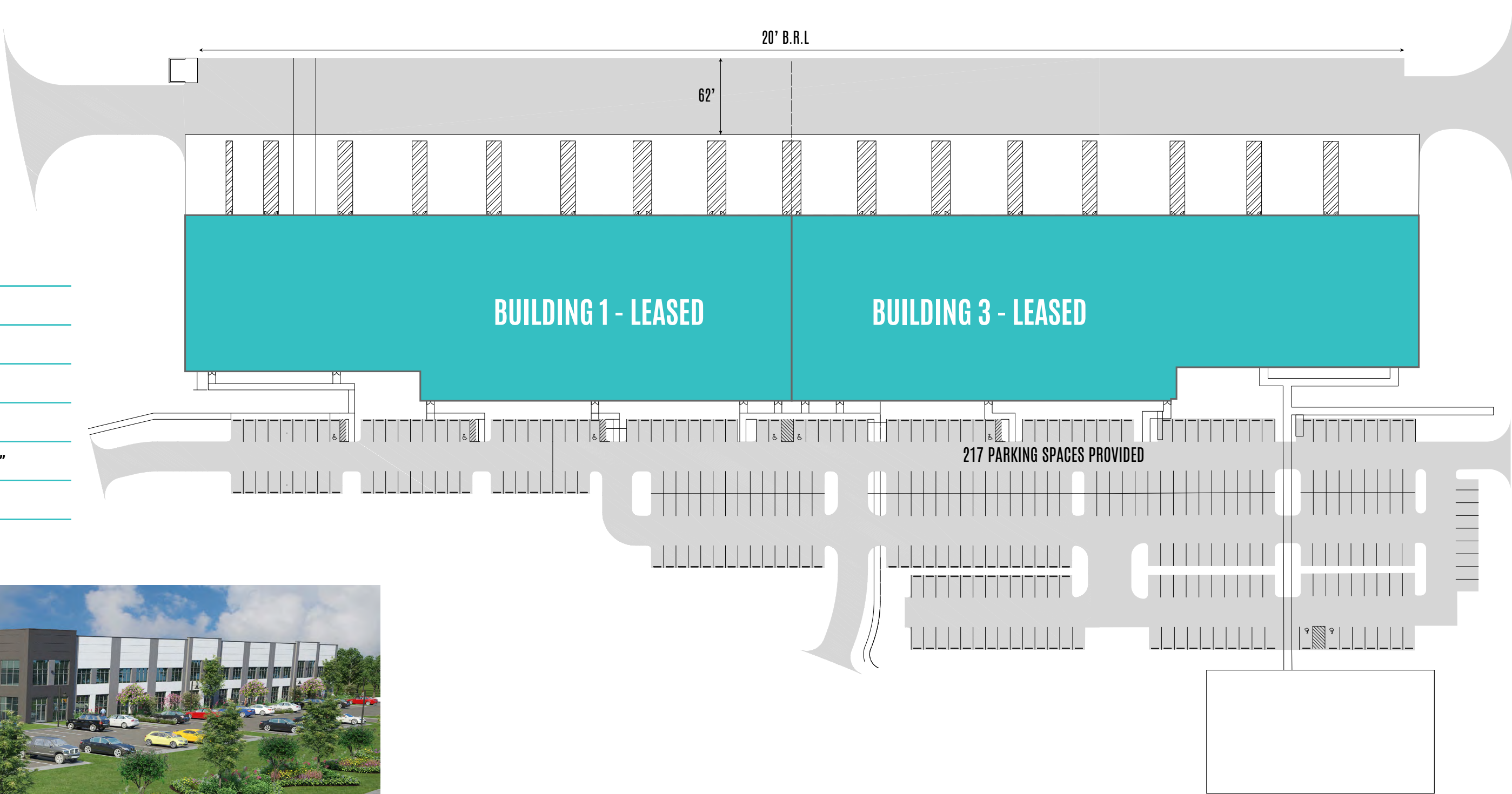
BUILDING 1 & 3 FLEX/INDUSTRIAL SPACE

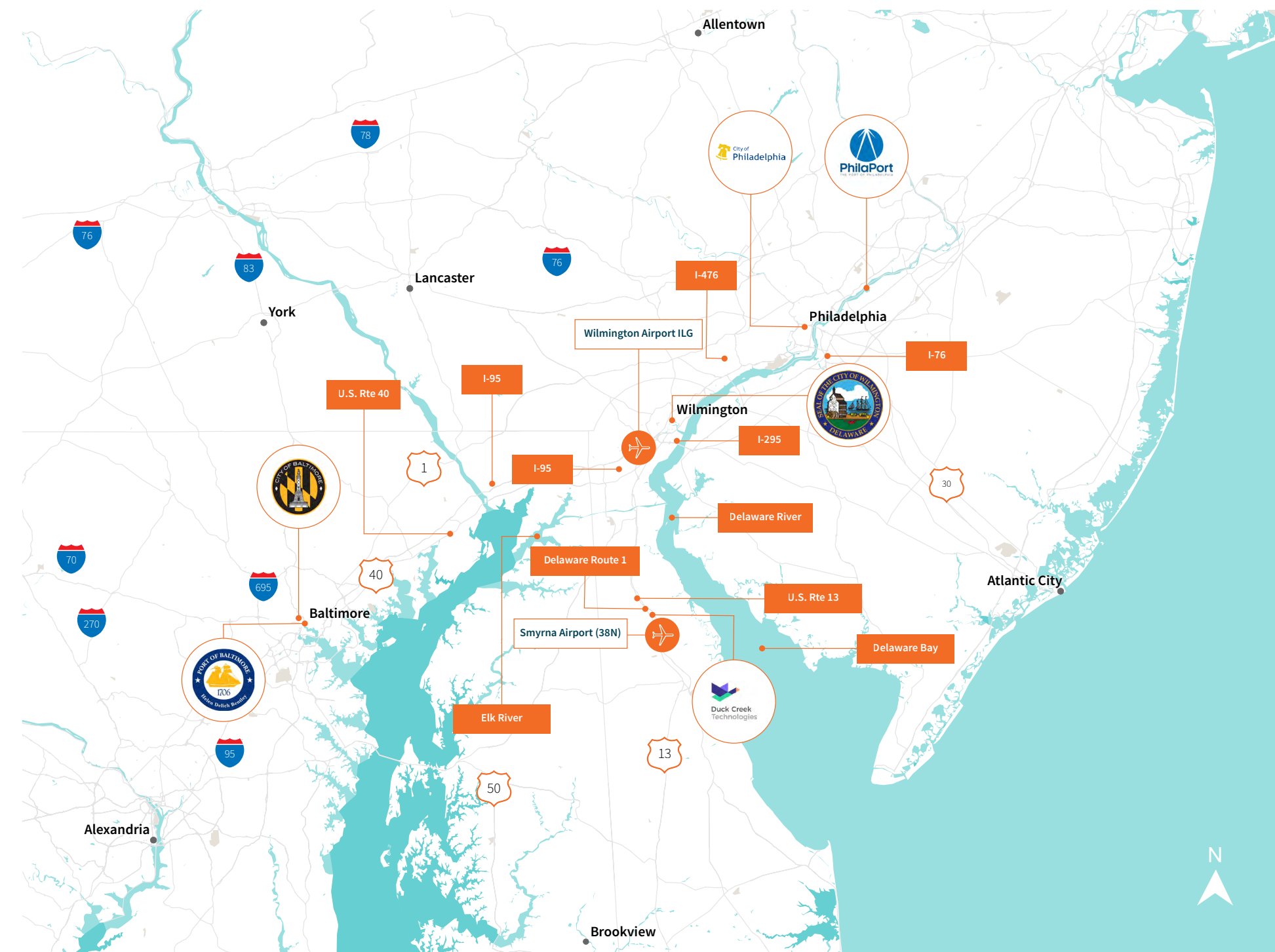
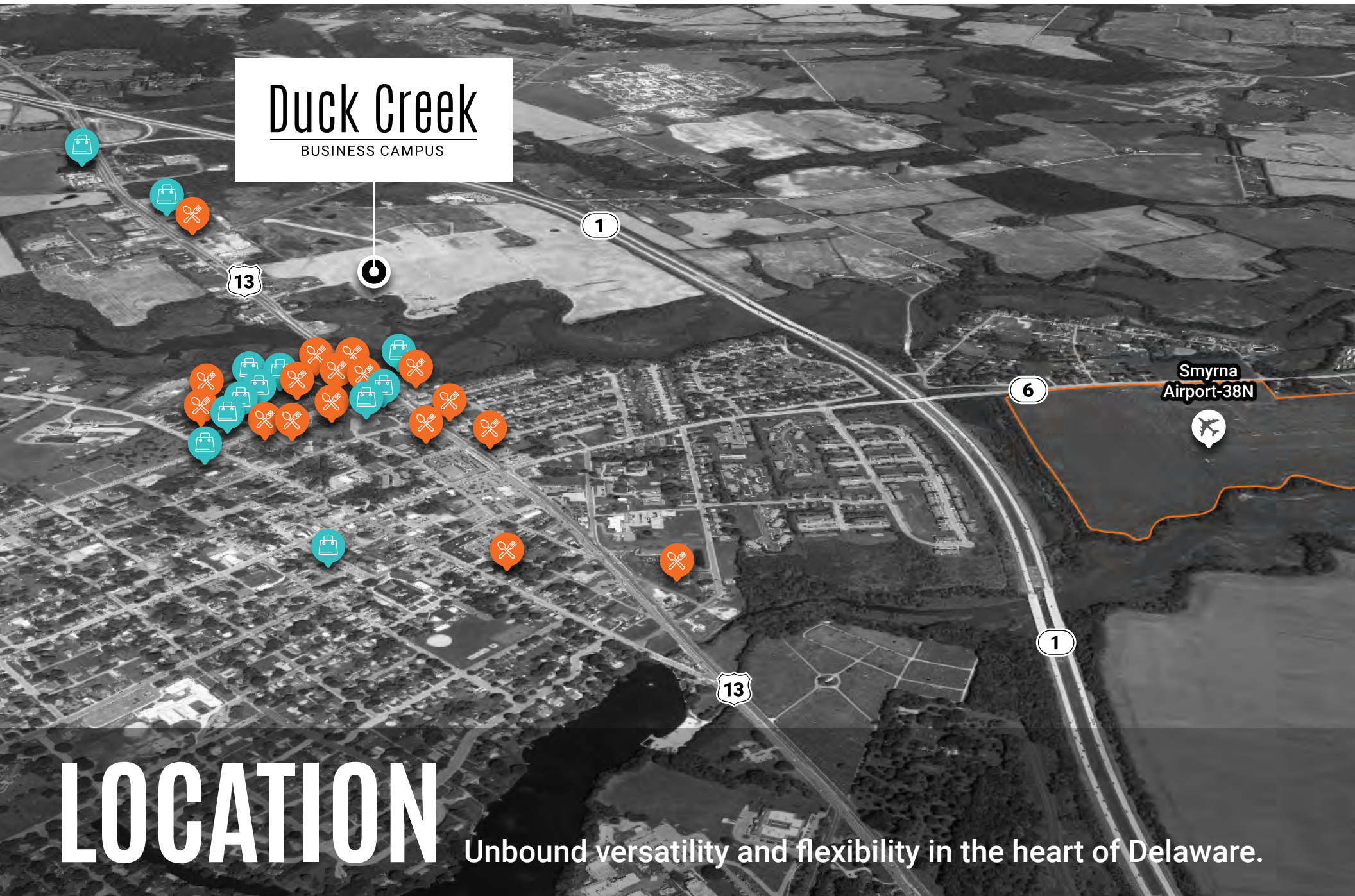
BUILDING 1 - LEASED

Building Size	70,000 SF
Column Spacing	60'x37'6"
Dock Doors	20
Drive-in Doors	7
Car Parking	112 Spaces
Ceiling Height	28'6" to 31'2"
Sprinkler	ESFR

BUILDING 3 - LEASED

Building Size	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





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