WESTERN SUSSEX

BUSINESS CAMPUS

SEAFORD, DE

TWO 70,250 SF NEW CONSTRUCTION FLEX WAREHOUSE BUILDINGS ON OVER 50 ACRES



WESTERN SUSSEX

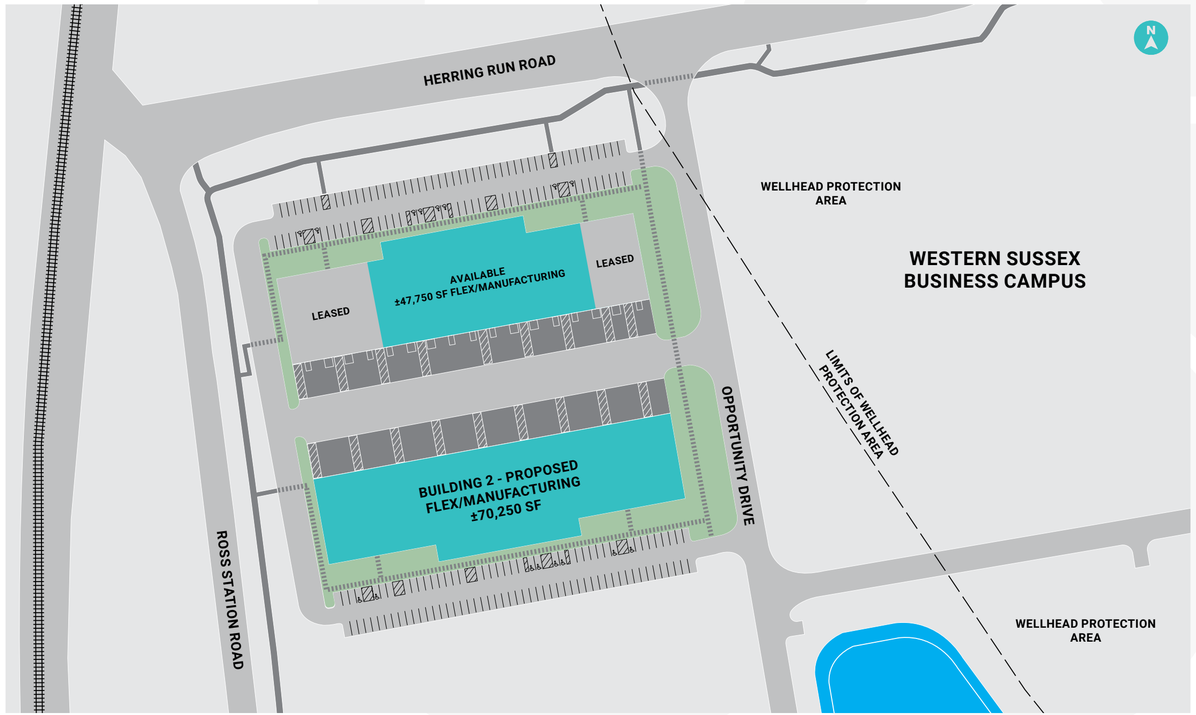
BUSINESS CAMPUS

A first-class development crafted by first-class developers, Western Sussex Business Campus is Delaware's newest flex warehouse destination. Phase 1 features two Class A, 70,250 SF industrial flex buildings, with Building 1 complete and move-in ready. Designed to accommodate diverse operations from manufacturing and distribution to warehousing and specialized commercial uses, Western Sussex Business Campus delivers flexible, customizable space across 50+ acres.

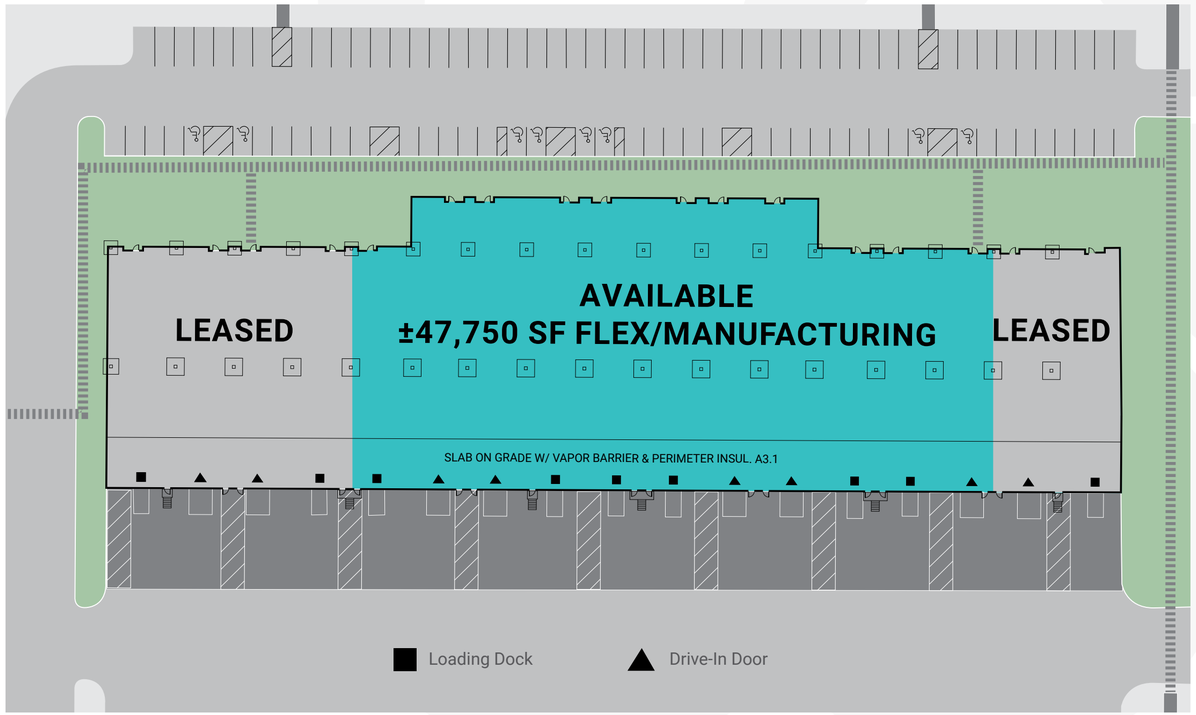
HIGHLIGHTS

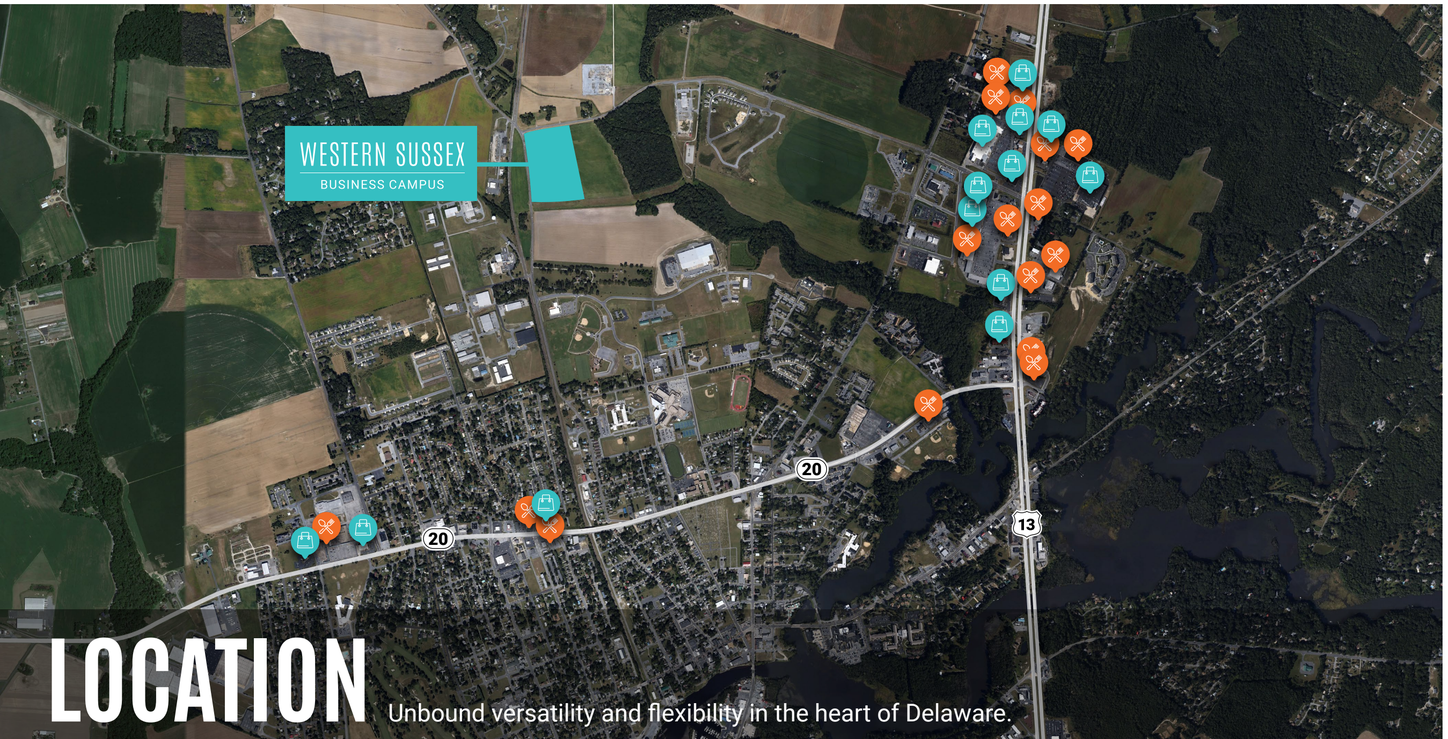
- Class A New Construction
- Direct Route 13 Access
- Flexible, Customizable Space
- Dedicated Loading Capabilities

SITE PLAN



AVAILABILITY: BUILDING 1





LOCATION

Unbound versatility and flexibility in the heart of Delaware.

AMENITIES

FOOD AND DRINK

- Jersey Mike's Subs
- Texas Roadhouse
- IHOP
- Applebee's
- Shogun Japanese
- Grotto Pizza
- Chick-fil-A
- Smith's Cafe
- Stargate Diner
- Jumbo China
- Starbucks
- Taco Bell
- La Casita
- Sal's Italian
- Pizza King
- Davellis Bagel Cafe

SHOPPING & NECESSITIES

- Comfort Suites
- Days Inn & Suites by Wyndham Seaford
- Petco
- The UPS Store
- Food Lion
- Hallmark Shoppe
- Roses Discount Store
- FedEx
- Walmart
- Hampton Inn Seaford
- Lowe's Home Improvement
- AT&T
- Citizens Bank
- Rite Aid
- PNC Bank

DRIVE TIMES

3
minutes to **Route 13**

104
minutes to **Wilmington**

120
minutes to **Philadelphia International Airport**

150
minutes to **Philadelphia**

110
minutes to **Baltimore**

120
minutes to **Washington, DC**

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