

For Lease

For Lease:

Millsboro Professional Center

Dagsboro Hundred | Millsboro, DE 19966



Millsboro Professional Center

Dagsboro Hundred | Millsboro, DE 19966

For more information please contact:

David Heaney
Principal
C: (302)229-2242
dth@healthcarefs.com

Jack Clough
Associate
C: (302)299-2021
jbc@healthcarefs.com



(302)995-6805



www.healthcarefs.com

Millsboro Professional Center

Dagsboro Hundred | Millsboro, DE 19966

Property

Highlights:

Location:	Old Landing Road Millsboro, DE 19966
Tax Parcel #:	1-33-17.17-108.00
Acreage:	4.063 Acres
Zoning	HC
Proposed Completion:	Fall 2023
Square Footage:	Building 1: 2,400 SF Available Building 2: Available 2025 Building 3: Available 2025
Floors:	Building 1: 2 Story Building 2 & 3: 1 Story
Parking:	158 Spaces
Structure:	Steel I-Beam Frame. Floors are Comprised of Concrete Slab on Grade.
Floor Height:	13'-0" Deck to Deck
Column Spacing:	Proposed 20'x20'
Ceiling Height:	TBD, Tenant Specific
Roof:	ISO Insulation (Minimum R-38) with PVC White Membrane Roof
Exterior:	Prefabricated Stacked Stone Veneer & Exterior Insulation System
Exterior Glazing:	Low-E Insulated. Thermally Broken Frame.

For more information please contact:

David Heaney
Principal
C: (302)229-2242
dth@healthcarefs.com

Jack Clough
Associate
C: (302)299-2021
jbc@healthcarefs.com



Millsboro Professional Center

Dagsboro Hundred | Millsboro, DE 19966

Property

Highlights:

Utilities:	Electric - Delmarva Power Water - Public Water Service Sewer - Public Sewer Service Telecom - Verizon & Comcast Gas - Chesapeake Utilities
Electrical:	120/208v Three Phase
Plumbing:	Two (2) Inch Main Public Water Service
HVAC:	Carrier Package Rooftop
Building Automation	Remote Mechanical Monitoring
Fire Systems:	Fire Alarm System Throughout, Horns, Strobes, Smoke Detectors, Alarms per UL Standards, Remote Monitoring
Card Access:	24 Hours per Day, On-site Management
Loading Zone:	One Provided per Building
Trash:	On-Site Dumpster & Enclosure Provided
Amenities:	Window Shades Provided, Bike Racks, EV Charging, Landscaping Service, Snow Removal

For more information please contact:

David Heaney
Principal
C: (302)229-2242
dth@healthcarefs.com

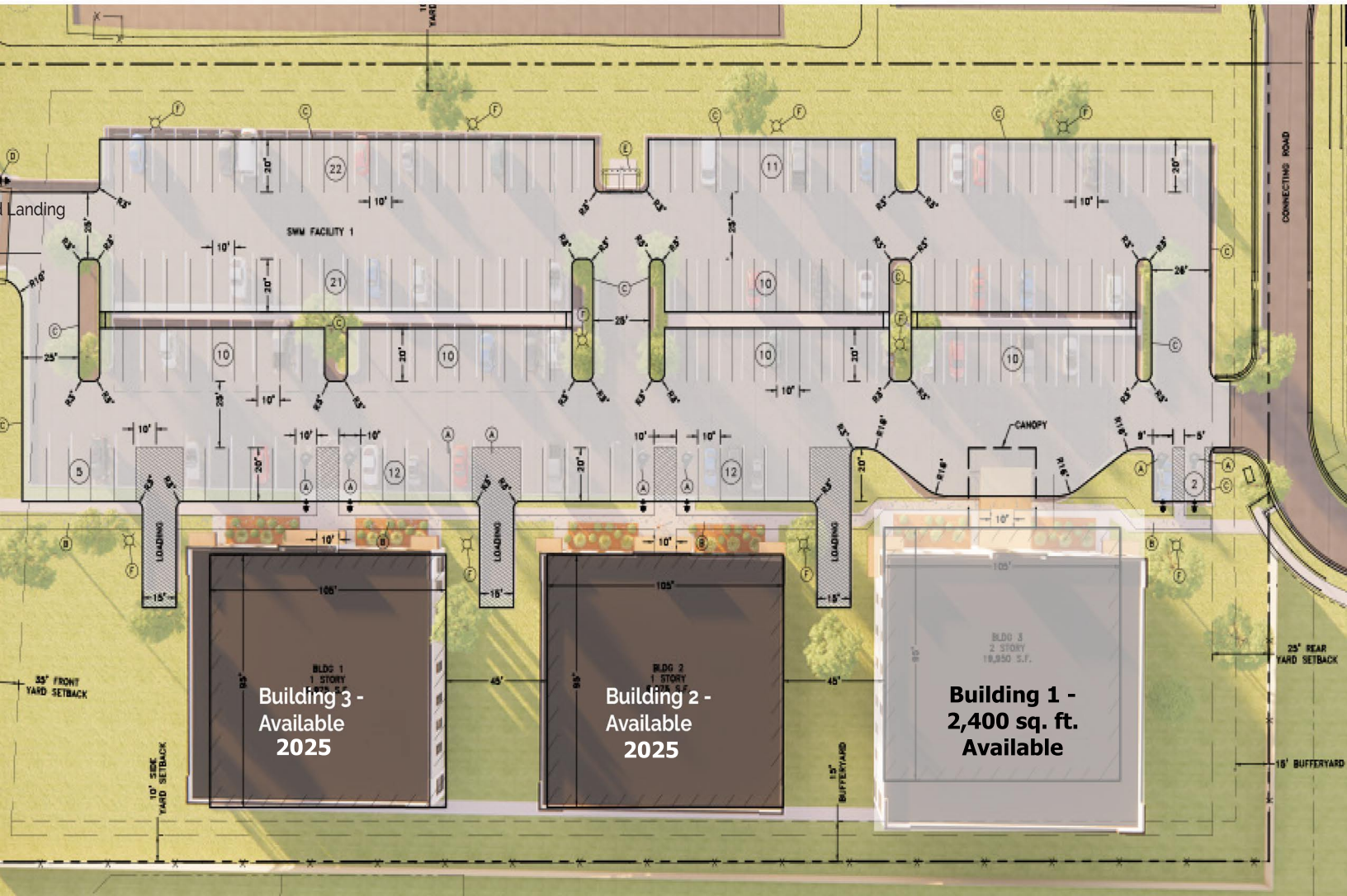
Jack Clough
Associate
C: (302)299-2021
jbc@healthcarefs.com



Millsboro Professional Center

Dagsboro Hundred | Millsboro, DE 19966

Site Plan



Buildings 2 and 3 to be Completed in 2025

For more information please contact:

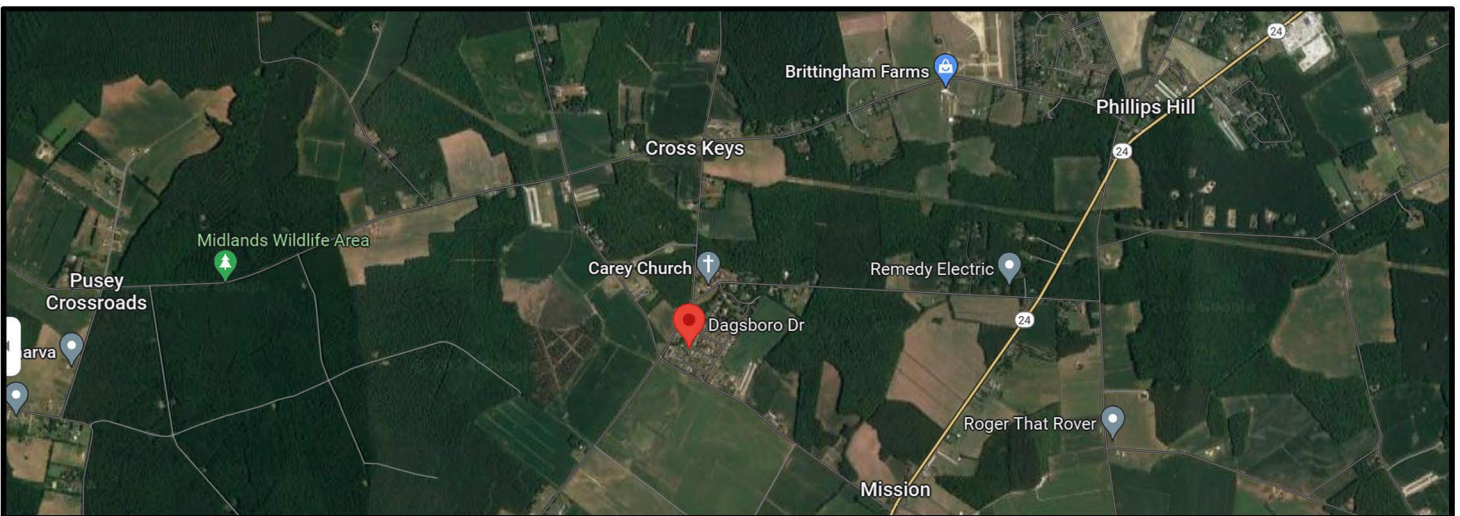
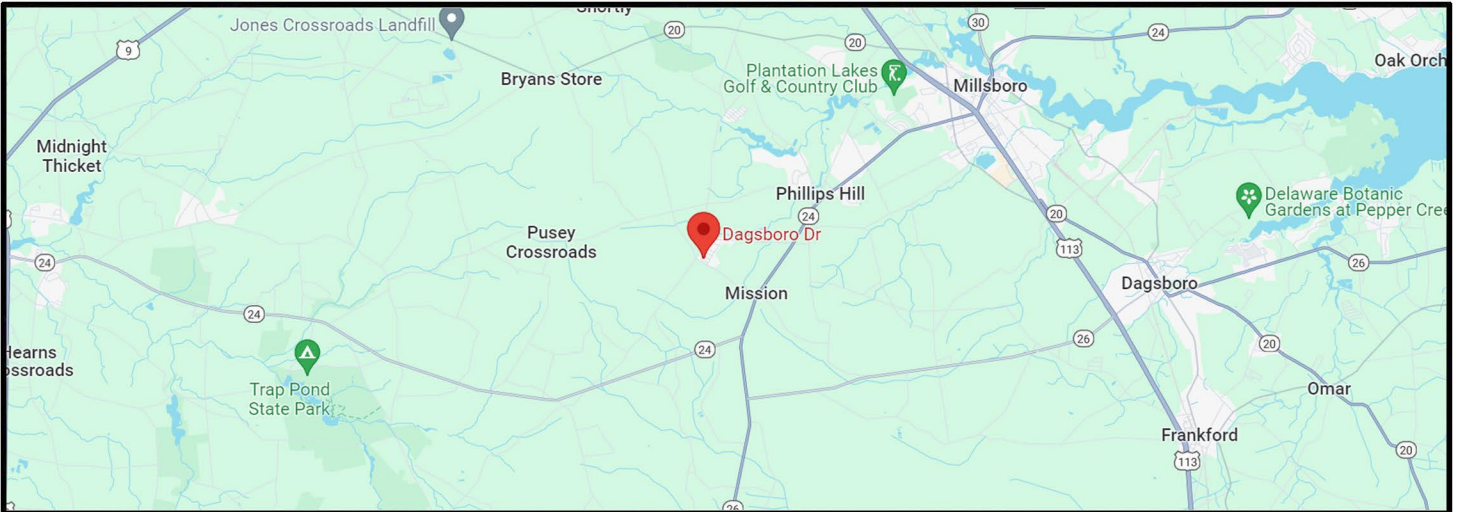
David Heaney
Principal
C: (302)229-2242
dth@healthcarefs.com

Jack Clough
Associate
C: (302)299-2021
jbc@healthcarefs.com



Millsboro Professional Center

Dagsboro Hundred | Millsboro, DE 19966



Demographics:

- Populations: 247,527 (Sussex County)
- Households: 99,858 (Sussex County)

For more information please contact:

David Heaney

Cell: (302)229.2242

E-mail: dth@healthcarefs.com



Office: (302)995.6805
www.healthcarefs.com

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.