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PIER HEAD BUSINESS PARK PROPERTY  
2 BIG OAK ROAD, SMYRNA, KENT COUNTY, DELAWARE 19977

OFFICE FILE #21002

**FOR LEASE**

**PROFESSIONAL OFFICE \* WAREHOUSE \* FLEX SPACE**



**NEW CONSTRUCTION \* COMPETITIVE RATES**

**LOCATED ON ROUTE 13, 1 MILE FROM ROUTE 1**

**LESS THAN 5 MILES FROM SUPER WAL-MART IN CHESWOLD**

**RETAIL SPACE IS FULLY LEASED**

**OFFICE SUITES AND WAREHOUSE SPACE AVAILABLE NOW**

ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION  
CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE  
PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.

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## OFFICE SPACE DETAILS



**LEASES STARTING AT \$10.50 PER SQUARE FOOT, NET**

**MODERN 2 STORY BUILDING WITH SECOND FLOOR OFFICE SPACE**

**FIRST FLOOR RETAIL IS FULLY LEASED**

**NEW CONSTRUCTION WITH ELEVATOR AND AMPLE PARKING**

**OFFICE SUITES AVAILABLE FROM 800-6,000 SQUARE FEET**

**GREAT LOCATION ONE MILE FROM THE ROUTE 1 SOUTH SMYRNA INTERCHANGE**

**AVAILABLE IMMEDIATELY**

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## **FLEX SPACE DETAILS**



**LEASES STARTING AT \$7.50 PER SQUARE FOOT, NET**

**1,250 SQUARE FOOT UNITS AVAILABLE WITH 15-17 FOOT CEILINGS**

**ALL UNITS COMPLETE WITH BATHROOMS AND GAS HEATERS**

**ALL UNITS COMPLETE WITH 12 FOOT OVERHEAD DOORS**

**SOME UNITS COMPLETE WITH OFFICE SPACE**

**NEW CONSTRUCTION WITH FIT-OUT AVAILABLE**

**AVAILABLE IMMEDIATELY**

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