

Middletown Exchange

200-268 Foxborough Lane | Middletown, DE 19709

Building B

▶ WHAT IS FLEX?



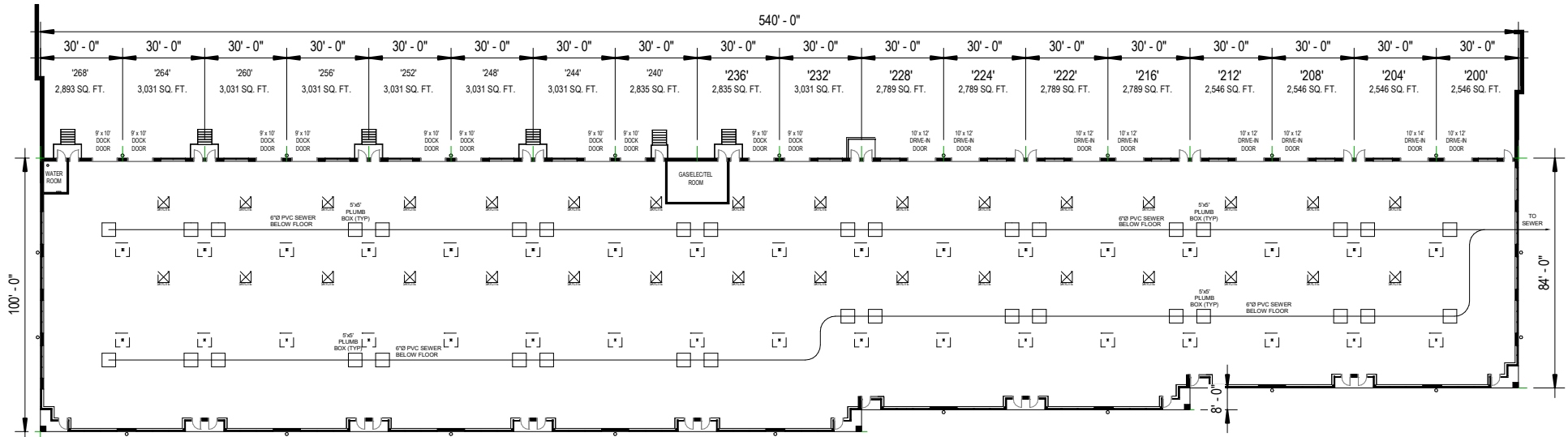
Total SF Available:
2,546–51,120 SF

*New flex/R&D with 18' clear height,
drive-in doors (8), and dock doors (10)*

**CLICK TO VIEW
VIRTUAL TOUR**

Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.

LOADING ZONE



PARKING

About Middletown Exchange

Middletown Exchange is located along Bunker Hill Road near US-301 in Middletown, Delaware. The business community provides easy access to surrounding areas by way of US-301, and immediate connectivity to Middletown Warwick Road. The project is centrally located within the Mid-Atlantic region.

Upon completion, the 75-acre community will contain 221,520 square feet of flex/R&D space. Development plans also include a residential component with 432 townhomes and 33 single-family homes planned.

Traffic Count (DELDOT)

US-301 at Bunker Hill Road: 14,084 vehicles/day

Bunker Hill Road at Merrimac Avenue: 6,906 vehicles/day

Middletown Warwick Road at Bunker Hill Road: 19,107 vehicles/day

Demographics

	3 Miles	5 Miles	10 Miles
Population	26,481	44,769	110,541
Avg. Household Income	\$156,157	\$168,412	\$165,903



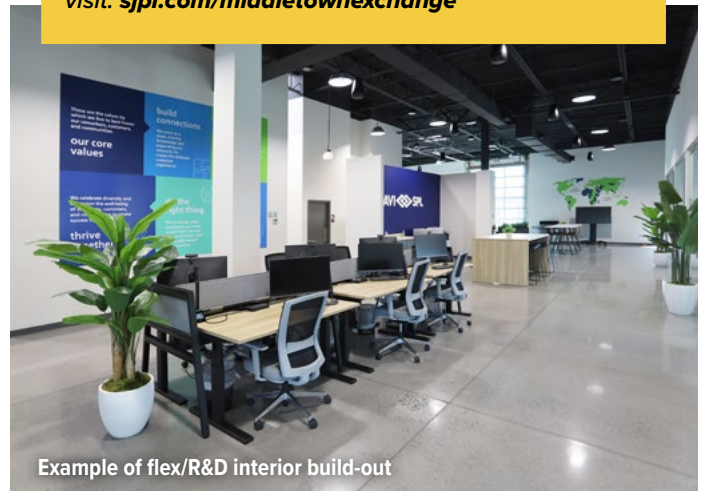
Flex/R&D Buildings

200-268 Foxborough Lane	51,120 SF	
500-560 Foxborough Lane	45,120 SF	
Building A	29,040 SF	FUTURE
Building D	48,120 SF	FUTURE
Building E	48,120 SF	FUTURE

Flex/R&D Specifications

Suite Sizes	2,400 up to 51,120 SF
Ceiling Height	18 ft. clear height
Loading	Dock or drive-in
Construction	Brick on block
Parking	4 spaces per 1,000 SF
Zoning	C-3

For more information on Middletown Exchange, visit: sjpi.com/middletownexchange





Distances to:

Newark, DE	18 miles
Elkton, MD	18 miles
Wilmington, DE	28 miles
Dover, DE	29 miles
Philadelphia International Airport	48 miles

Contact Us

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About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and multifamily space nationwide.

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