



# Emory Hill

— Celebrating 45 Years —

## NEWSLETTER

JANUARY - FEBRUARY 2026 NEWS



# AS WE MOVE THROUGH 2026,

we are preparing to celebrate an important milestone for our company.

This Summer, Emory Hill will mark **45 years in business**, a moment that gives us the opportunity to reflect on where we started and the relationships that have shaped who we are today.

Since 1981, our organization has grown from a small local real estate firm into a full service commercial real estate company offering **brokerage, construction, property management, maintenance, and locksmith services**. While the scope of our work has expanded over the decades, our focus has remained the same: helping businesses succeed and supporting the communities where we live and work.

This anniversary is also a chance to recognize the people who built the foundation of the company and those who continue to carry that vision forward today. Over the coming months, we will be sharing stories from our history, highlighting key projects and partnerships, and celebrating the individuals who have contributed to our growth along the way.

As we approach the official anniversary, we look forward to reflecting on the past 45 years while continuing to focus on the future of commercial real estate in our region.



# EMORY HILL HONORED WITH THE NAI GLOBAL OF THE COMMUNITY AWARD

NAI Emory Hill is proud to announce that it was recognized with the prestigious “Of the Community” award at this year’s NAI Global Conference, held February 9-12, 2026, at The Cosmopolitan of Las Vegas in Las Vegas, Nevada.

The “Of the Community” award recognizes the NAI office that has made the most meaningful impact in its local community through service, dedication, and generosity. Emory Hill was selected for its longstanding involvement with numerous nonprofit organizations, volunteer efforts, and sustained contributions that support the local communities across Delaware and the surrounding region.

Emory Hill’s community involvement spans organizations such as The Mary Campbell Center, Easterseals of Delaware & Maryland’s Eastern Shore, Goodwill of Delaware & Delaware County, Meals on Wheels Lewes-Rehoboth, Sultana Education Foundation, Stop Soldier Suicide, Delaware Women Against MS, among many others. Several Emory Hill team members serve in leadership roles on nonprofit boards and contribute their time throughout the year to fundraising events, special initiatives, and community service projects. In addition to financial support and sponsorships, Emory Hill participates in key events such as charity golf outings, fundraisers, and community drives demonstrating partnership and service.

The NAI Global Convention brings together hundreds of commercial real estate professionals from across North America and around the world for several days of education, collaboration, networking, and special recognitions. The event features general sessions, industry panels, market outlooks, and professional development programming focused on best practices and global dealmaking within the commercial real estate industry.

*“NAI Emory Hill exemplifies the spirit of excellence and collaboration that defines our network,” said Alexander Waddey, President and CEO of NAI Global. “Their unwavering commitment to customer success, innovative approach to real estate, and dedication to fostering strong relationships within our global organization make them a standout leader. Their hard work and dedication set a high standard in our industry, and this recognition is a testament to their impact.”*



NAI GLOBAL



COMMERCIAL REAL ESTATE TRANSACTIONS

# BY THE NUMBERS

The following highlights reflect the continued strength of NAI Emory Hill's brokerage platform. Our team completes transactions across multiple property sectors while maintaining a diverse portfolio of active listings throughout Delaware and neighboring markets.



## What types of deals closed in 2025?



Our team closed 165 deals in 2025 in the following property types:

- 74 Office
- 50 Industrial
- 28 Retail
- 5 Multifamily
- 4 Mixed Use
- 2 Land
- 2 Special Use

## CURRENT ACTIVE LISTINGS

**\$30M**  
Active Listings  
**1M+ SF**  
Available  
**294 AC**  
Available



# LARGE-SCALE OPPORTUNITIES IN CENTRAL DELAWARE

## GARRISON OAK TECH PARK

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Several development parcels are available within Garrison Oak Technology Park, offering companies the opportunity to establish a presence in one of central Delaware's largest planned business campuses. The available sites range in size from 10.3-46 AC and can accommodate a variety of uses, including manufacturing, logistics, and technology operations that require significant power and modern infrastructure. Located just off Route 1 in Dover, the park provides strong regional connectivity while benefiting from Delaware's business-friendly environment. To help prospective users better understand the development potential, conceptual site plans are now available illustrating possible building layouts and configurations for select parcels.

[GarrisonOak.com](http://GarrisonOak.com)



[MilfordCorporateCenter.com](http://MilfordCorporateCenter.com)



## MILFORD CORPORATE CENTER

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Milford Corporate Center is a new master-planned business park located at the intersection of Northwest Harrington Highway (Route 14) and Canterbury Road (Route 15) in Milford. The development spans roughly 180 acres and will feature 27 parcels ranging from approximately 3.2 to 8.4 acres, available for sale or build-to-suit to accommodate a variety of users including office, flex, light industrial, manufacturing, and distribution operations. Designed to support future economic growth in Kent and Sussex Counties, the park offers access to municipal water and sewer, natural gas, electric service from the City of Milford, and high-speed fiber connectivity. With flexible parcel sizes and the potential to support over 2 million square feet of development, Milford Corporate Center presents a rare opportunity for businesses seeking development-ready land in one of southern Delaware's fastest growing corridors.

BROKERAGE

UPDATES AT

# SOUTHGATE INDUSTRIAL

## 40 MCCULLOUGH DRIVE

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Neil Kilian, CCIM, SIOR, recently represented the seller in the sale of a **22,500 SF** industrial building at 40 McCullough Drive.



## 78 MCCULLOUGH DRIVE

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Tim Plemmons recently represented the landlord in the **38,000 SF** lease renewal for tenant, Ukraine Express.



## FIREDANCER LANE 21,302 ± SF WAREHOUSE

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NAI Emory Hill's **Tim Plemmons** and **Zuhua (Jenny) Sabol** represented the tenant and **Rich Dudek, SIOR**, and **Kyle McLaughlin** represented the landlord in the lease of a **21,302 ± SF warehouse space** to New Standard Product Distribution at 2020 Firedancer Lane in Bear, DE.

*"Thankful for the opportunity to help a great tenant right size their space and streamline operations under one roof."  
-Tim Plemmons*



BROKERAGE



RESTORING A DELAWARE TREASURE

# JOHNSON VICTROLA MUSEUM RENOVATION

## AWARDED TO EMORY HILL CONSTRUCTION



Emory Hill's construction division has been selected as the general contractor for the renovation of the historic **Johnson Victrola Museum** in Dover, Delaware, with work underway ahead of the museum's planned Fall 2026 reopening. The project includes upgrades to infrastructure and visitor amenities, most notably the installation of a new ADA-compliant first-floor restroom, improving accessibility and comfort for all visitors.

The Johnson Victrola Museum celebrates the life and legacy of Eldridge Reeves Johnson, a Delaware native who founded the Victor Talking Machine Company in 1901 and helped pioneer the development of the sound-recording industry. Its exhibits feature phonographs, early recordings, memorabilia, trademarks, and artifacts that chronicle the evolution of recorded sound and its cultural impact.



*"We are honored to be entrusted with the renovation of such an important cultural institution. Our team is committed to preserving the museum's historic character while enhancing accessibility and functionality for visitors of all ages and abilities."*

*-John Nocket, Director of Construction at Emory Hill*

TENANT SPOTLIGHT

# SANBORN, HEAD & ASSOCIATES, INC.

PENCADER CORPORATE CENTER | 225 CORPORATE BLVD

**Sanborn, Head & Associates, Inc.** is a multidisciplinary engineering and geoscience consulting firm delivering science-driven solutions to complex environmental, infrastructure, and development challenges. From their office at 225 Corporate Boulevard in Newark, the Sanborn Head team supports clients across the Mid-Atlantic and beyond.

The firm provides a wide range of services including geotechnical engineering, environmental consulting, energy and renewables support, water resources, and regulatory permitting and compliance. Their integrated approach allows them to guide projects from early due diligence through design and implementation, helping clients make informed decisions that balance performance, sustainability, and long-term value.

Known for their collaborative culture and technical depth, Sanborn Head brings together engineers, scientists, and specialists who thrive on solving challenging problems. Their work spans both public and private sector clients, contributing to safer sites, resilient infrastructure, and responsible land use nationwide.

Located just minutes from I-95 and major regional corridors, their Delaware office offers convenient access to Delaware, Maryland, Pennsylvania, and New Jersey, allowing the team to efficiently serve clients across multiple markets while remaining closely connected to key projects.

Emory Hill is proud to manage 225 Corporate Boulevard at Pencader Corporate Center and values Sandborn, Head & Associates presence as part of the Delaware community.



302-660-0181  
www.sanbornhead.com



IN THE COMMUNITY



## NAI Global Conference

NAI Emory Hill President **Carmen Facciolo, Jr.**, along with brokerage team members **Tim Plemmons** and **Jenny Sabol**, and Marketing Director, **Allison Terranova**, at the annual global conference in Las Vegas, Nevada February 9-12.



IN THE COMMUNITY



## CIRC Luncheon

**Rich Dudek, SIOR**, (left) and **Kyle McLaughlin** (middle) of NAI Emory Hill with **Mike Cassidy, Jr.** (right) of Medori Commercial at the **Commercial-Industrial Realty Council (CIRC)** membership luncheon at the DuPont Country Club.



## DREW Delaware New Year's Party

**Lorraine Sheldon** (left), former President of **Delaware Real Estate Women (DREW)**, at the group's annual New Year's Party at Taco Grande at the Riverfront.



## Continuing Education Classes

NAI Emory Hill's **Lorraine Sheldon** and **Rich Dudek, SIOR**, with fellow peers in the brokerage community at a **CIRC** continuing education class at the DuPont Country Club.

# WORK ANNIVERSARIES

JANUARY & FEBRUARY 2026

BROKERAGE



**Dave Morrison, CCIM**  
18 Years



**Jim O'Hara, Jr.**  
18 Years



**Ann Bailey, CCIM**  
18 Years



**Lorraine Sheldon**  
12 Years



**Tim Plemmons**  
12 Years

CONSTRUCTION



**Brad Kellmyer**  
28 Years



**Dave Carasiti**  
4 Years



**Matt Allen**  
3 Years



**John Nocket**  
2 Years



**Joy Sparks**  
1 Year

MAINTENANCE



**Chris Mercer**  
21 Years



**John Moore**  
20 Years



**Fred Brittingham**  
3 Years



**Dean Martin**  
1 Year



**George Flores**  
1 Year

PROP. MGMT.



**Ed Zivic**  
4 Years

ACCOUNTING



**Jeff Frye**  
14 Years



**Alan Ross, Jr.**  
14 Years



**Mark Jarrell**  
13 Years



**Kelly Thompson**  
10 Years

# Emory Hill

## WHO WE ARE

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**Our proven strategies lead to real-time results, local & global connections and flexible solutions to each project.**

NAI Emory Hill is a full-service commercial real estate, construction, property management, and maintenance company serving clients across Delaware and the Mid-Atlantic region. With 45 years of experience, NAI Emory Hill brings in-depth market knowledge, regional expertise, and an integrated service approach that supports clients at every stage of the real estate cycle.

### Brokerage

- Tenant Representation
- Landlord Representation
- Sales
- Land
- Investments
- Business Brokerage
- Healthcare Real Estate

### Maintenance

- General Maintenance
- HVAC Solutions
- Grounds Maintenance
- Preventative Maintenance
- Locksmith/Security Services

### Construction

- Construction Management
- General Contractor
- Design-Build

### Property Management

- Operating & Capital Budget Preparation
- Tenant Relations & Retention
- Property Inspections & Reporting
- Third-Party Audit Services
- Asset Management
- Receivership/REO
- Proactive and Preventative Maintenance

### New Castle Office

10 Corporate Circle, Suite 100  
New Castle, Delaware 19720  
302.322.9500

### Rehoboth Beach Office

20245 Bay Vista Road, Suite 205  
Rehoboth Beach, Delaware 19971  
302.827.4940



# Your Local Locksmith Experts

Commercial & Residential Locksmith services in New Castle County and surrounding areas.

## Why Choose Us?

- ✓ 35+ years experience
- ✓ Keys made on-site
- ✓ Locks rekeyed/repaired/replaced
- ✓ Specialty lock parts available upon ordering
- ✓ Exit devices, deadbolts, door closers
- ✓ Desk/file cabinets
- ✓ Master keying/keying systems (HPC Software)



Estimates always available upon request.

**Contact Us!**



**Phone**  
302-764-5950



**Website**  
[www.delawarelock.com](http://www.delawarelock.com)



Find us on Facebook!  
[@delawarelockllc](https://www.facebook.com/delawarelockllc)

\*Some addresses are subject to a fuel surcharge.

\*\*We do not currently service vehicles.