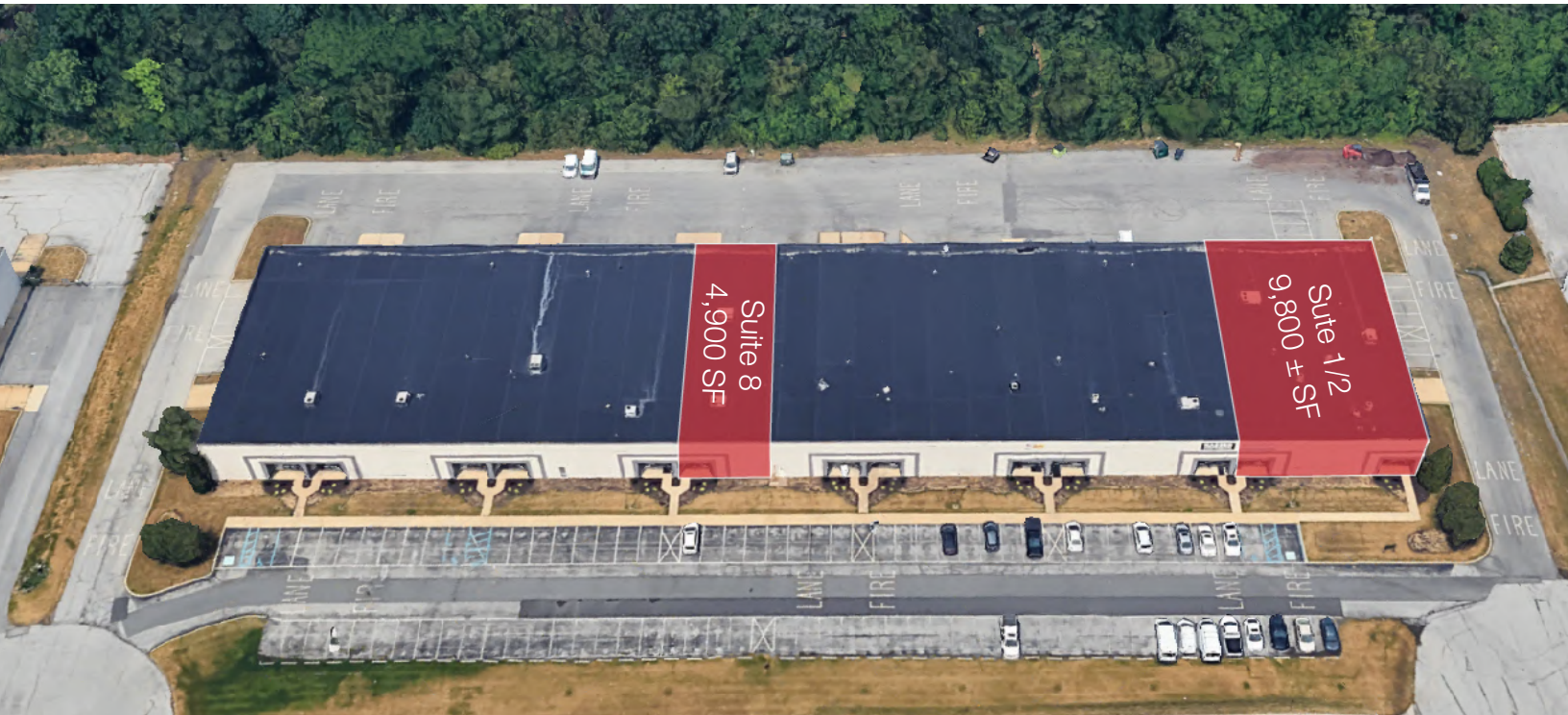




SOUTHGATE INDUSTRIAL CENTER

Southgate Industrial Center is a well-established industrial park in New Castle, Delaware, offering a strategic location just off Route 13 with immediate access to I-95, I-295, I-495, and the Delaware Memorial Bridge. Its central Mid-Atlantic location provides convenient connectivity to the Port of Wilmington, Philadelphia, Baltimore, and the surrounding regional transportation network.

BUILDING INFORMATION:

- Construction: Masonry
- Clear Height: 21'
- Zoning: Industrial
- Truck Court: 98'
- Water/Sewer: Public
- Power: 200 amps

SUITE 1/2 | \$13/SF NNN

- 9,800 ± SF footprint / 13,300 ± SF usable (includes mezzanine space)
- Fully air-conditioned
- Two drive-ins
- 5 ADA restrooms
- Available Q1 2027

SUITE 8 | \$12.25/SF NNN

- 4,900 ± SF total
- 3,000 ± SF office (demo possible)
- One dock
- Available 1/1/2027

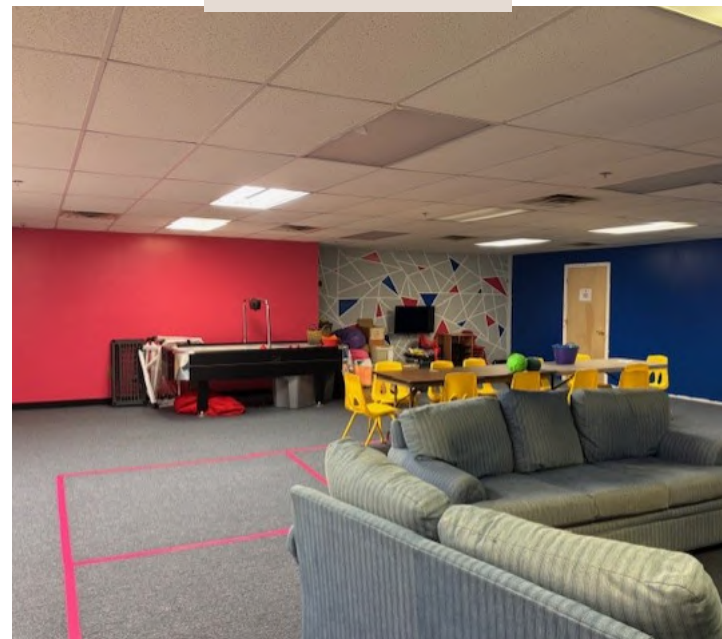
FOR MORE INFORMATION, PLEASE CONTACT:

Tim Plemmons

302 221 7255 Direct
610 675 5591 Cell
tplemmons@emoryhill.com

SUITE 1/2

- Excellent space for recreation or assembly use. The total usable space, including the mezzanine area is 13,300 ± SF of usable space.

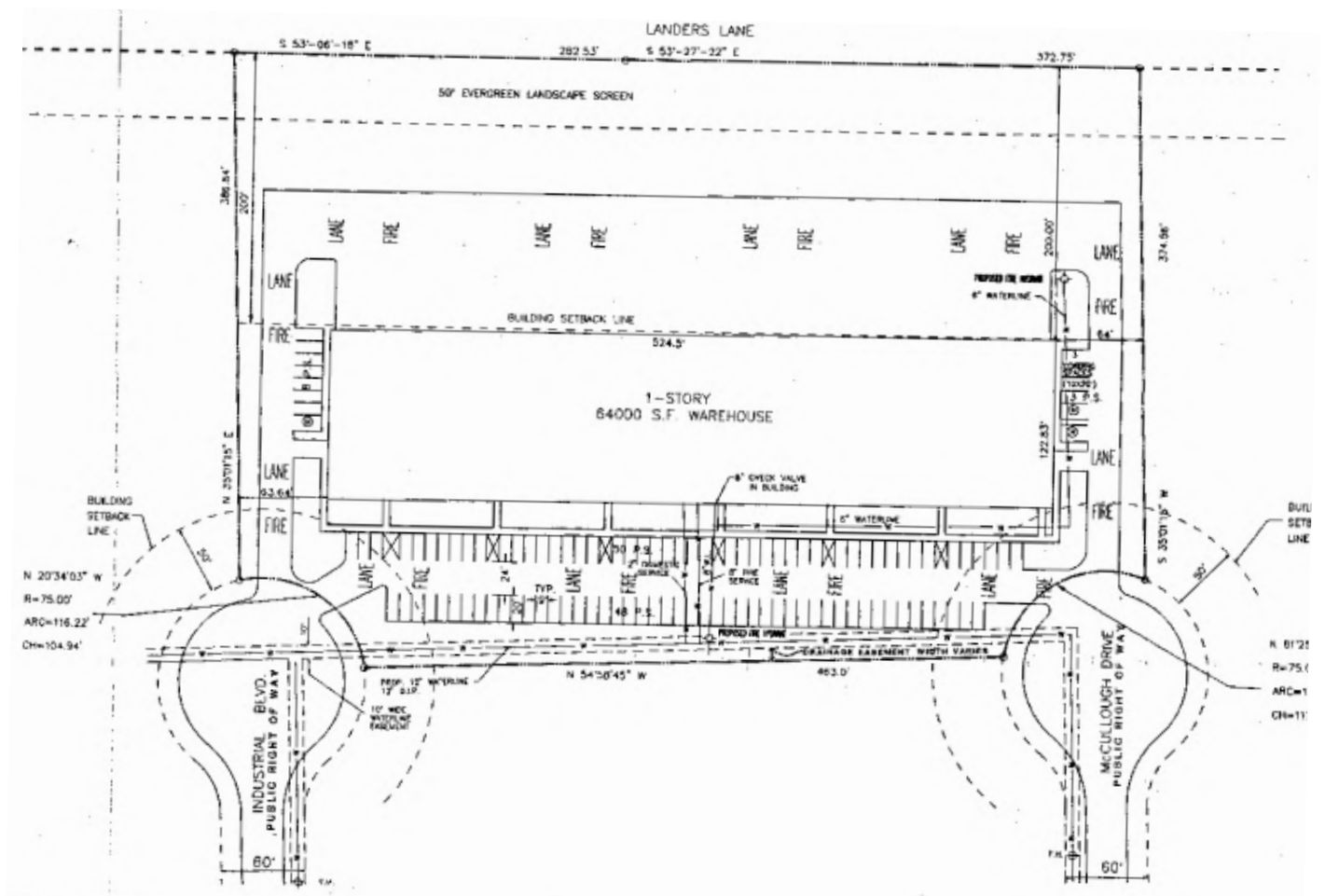


DEMOGRAPHICS

- 118,503 individuals employed within a 5-mile radius, with 12,015 local businesses in the surrounding area.

	1 Mile	3 Miles	5 Miles
Population	12,146	49,636	176,763
Local Businesses	404	2,870	12,015
Daytime Labor	3,841	29,760	118,503

SITE PLAN



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