



Property Highlights

- Available Q3 2027
- Land Area: 18.54 acres
- Building Size: 353,500 SF
 - 304,690 SF building footprint
 - 48,810 SF mezzanine
- Divisible down to 150,000 SF
- Located off Route 1, close to I-95, Port of Wilmington, NJ, PA, & MD
- Class A New Construction
- Ceiling Height: 40' clear
- Solar Ready





Proposed Base Building Specs

- **Building Size:**
 - 304,690 SF building footprint
 - 48,810 SF mezzanine
- **Dimensions:** 250' x 1,252'
- **Docks:** Up to 90 dock positions
- **Drive-ins:** Two (2) drive in doors
- **Floor:** 7" 4,000 PSI reinforced slab
- **Sprinklers:** ESFR
- **Parking:** 232 car parking spaces
- **Column Spacing:** 40' x 50' with 60' speed bay
- **Precast or tilt wall construction TBD**
- **Zoning:** Heavy Industrial (HI) - New Castle County
- **Clear Height:** 40'
- **Lighting:** Motion-activated LED
- **Roof:** EDPM or TPO
- **Heat:** Gas-fired Cambridge or Reznor units
- **Power:** 3,000 Amp, 480 Volt, 3-Phase
- **Water:** Public water supplied by Artesian
- **Wastewater:** Septic with potential future public sewer connection



Convenient to Transportation

- 14 miles to MD I-95
- 13 miles to NJ I-295
- 22 miles to PA I-95
- 46 miles to Philadelphia
- 60 miles to Baltimore
- 23 miles to New York City
- 81 miles to Washington DC