

345 AUTO PARK DRIVE

MIDDLETOWN, DE



DEVELOPMENT LAND FOR SALE OR LEASE



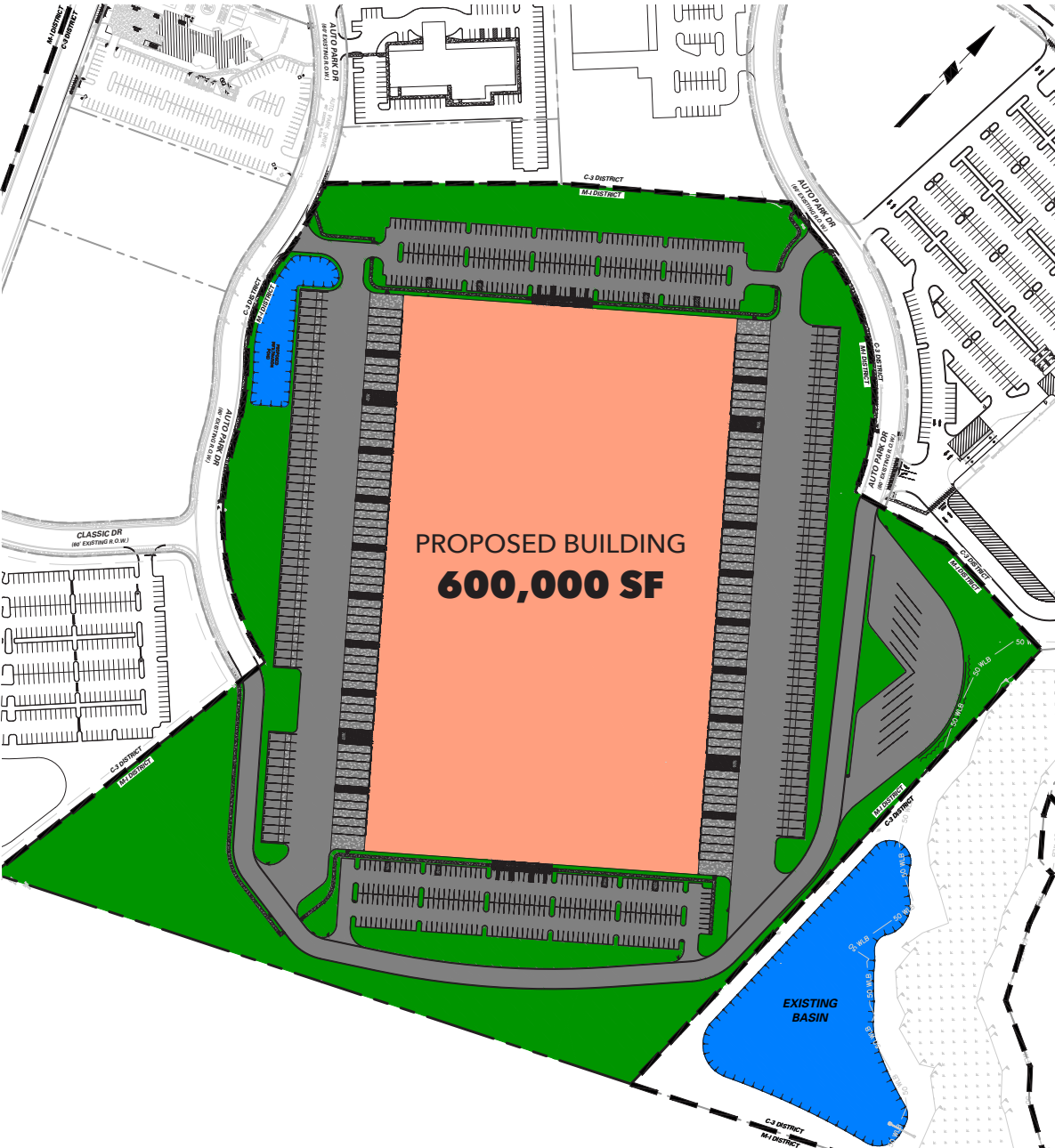
Multiple Development Options

- 600,000 SF Cross Dock Option (Entitled)
- Multiple Building Development Option
- Graded Site
- Road and Utility Infrastructure In-Place
- Most Storm Water Facilities In-Place

345 AUTO PARK DRIVE

MIDDLETOWN, DE

APPROVED PLAN

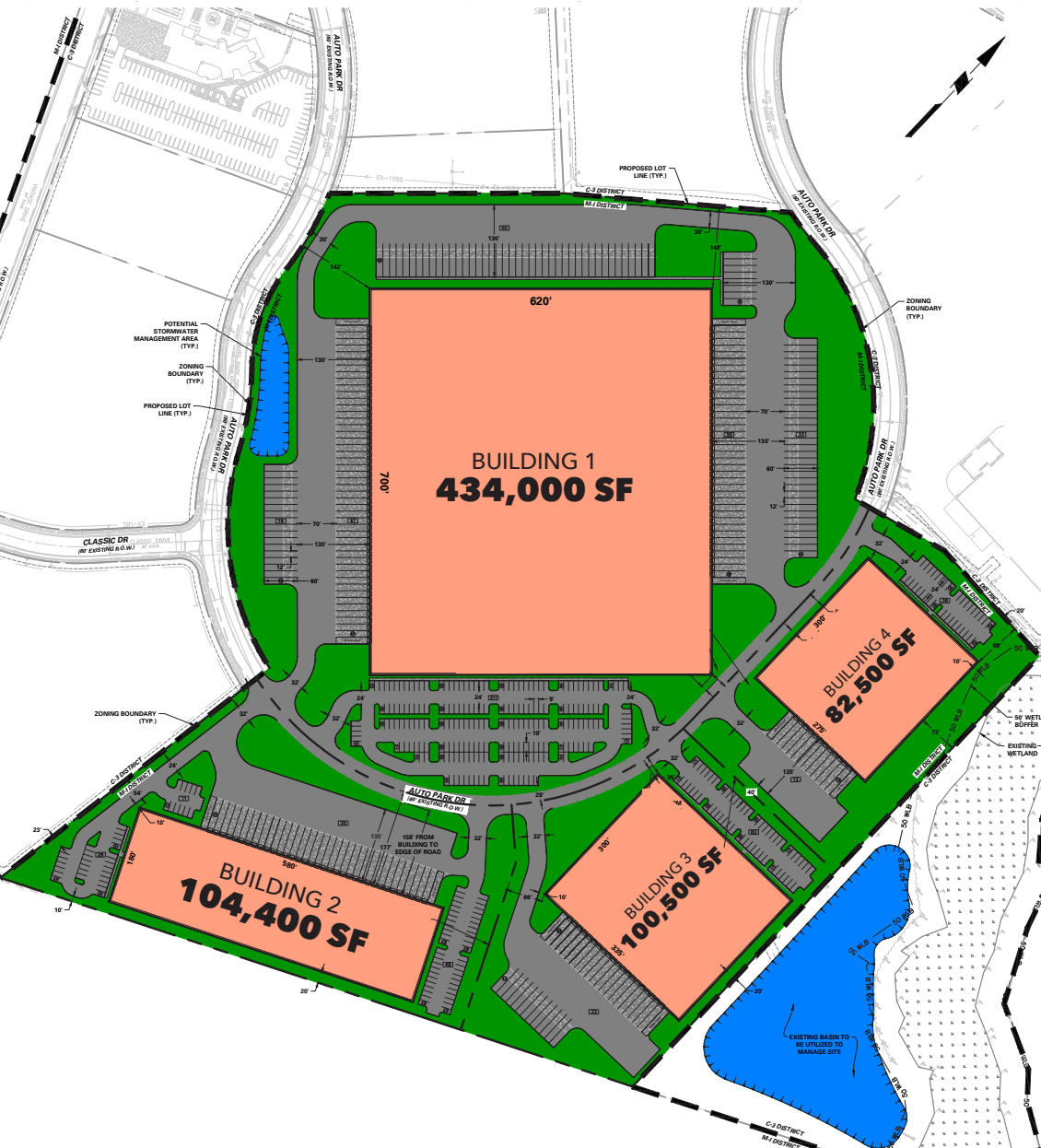


INFORMATION

Size	600,000 SF +/-
Building Dimensions	600' x 1,000'
Loading Docks	106
Trailer Parking	118
Car Parking	487

BENEFITS

- Fully Entitled
- Level Topography
- Utility and Roadway Infrastructure In-Place
- Most Stormwater Improvements In-Place
- 85' Building Height Permitted
- Zoning: M-I (Manufacturing Industrial)



BUILDING 1 - CONCEPT

Size	434,000 SF +/-
Bldg Dimensions	620' x 700'
Loading Docks	85
Trailer Parking	109
Car Parking	211

BUILDING 2 - CONCEPT

Size	104,400 SF +/-
Bldg Dimensions	580' x 180'
Loading Docks	35
Trailer Parking	N/A
Car Parking	87

BUILDING 3 - CONCEPT

Size	100,500 SF +/-
Bldg Dimensions	300' x 335'
Loading Docks	20
Trailer Parking	13
Car Parking	60

BUILDING 4 - CONCEPT

Size	82,500 SF +/-
Bldg Dimensions	300' x 275'
Loading Docks	12
Trailer Parking	N/A
Car Parking	38

BENEFITS

- Adaptable Approach
- Total Yield Estimate - 720,000 SF +/-
- Graded Site
- Utility and Roadway Infrastructure in-place
- Storm-water improvements in-place
- 85' Building Height Permitted
- Zoning: M-I (Manufacturing Industrial)

345 AUTO PARK DRIVE

MIDDLETOWN, DE

AMENITIES & NEIGHBORS



345 AUTO PARK DRIVE

MIDDLETOWN, DE

WORKFORCE, LOCATION & ACCESS

Ports

	Miles	Minutes
Port of Wilmington	28	35
Port of Camden	61	68
Port of Philadelphia	61	76
Port of Baltimore	68	92

Airports

	Miles	Minutes
Philadelphia International	49	63
Baltimore/Washington International	81	90

Intermodal Yards

CSX, Wilsmere	28	34
Norfolk Southern, Edgemoor	29	31
CSX, Greenwich	56	60

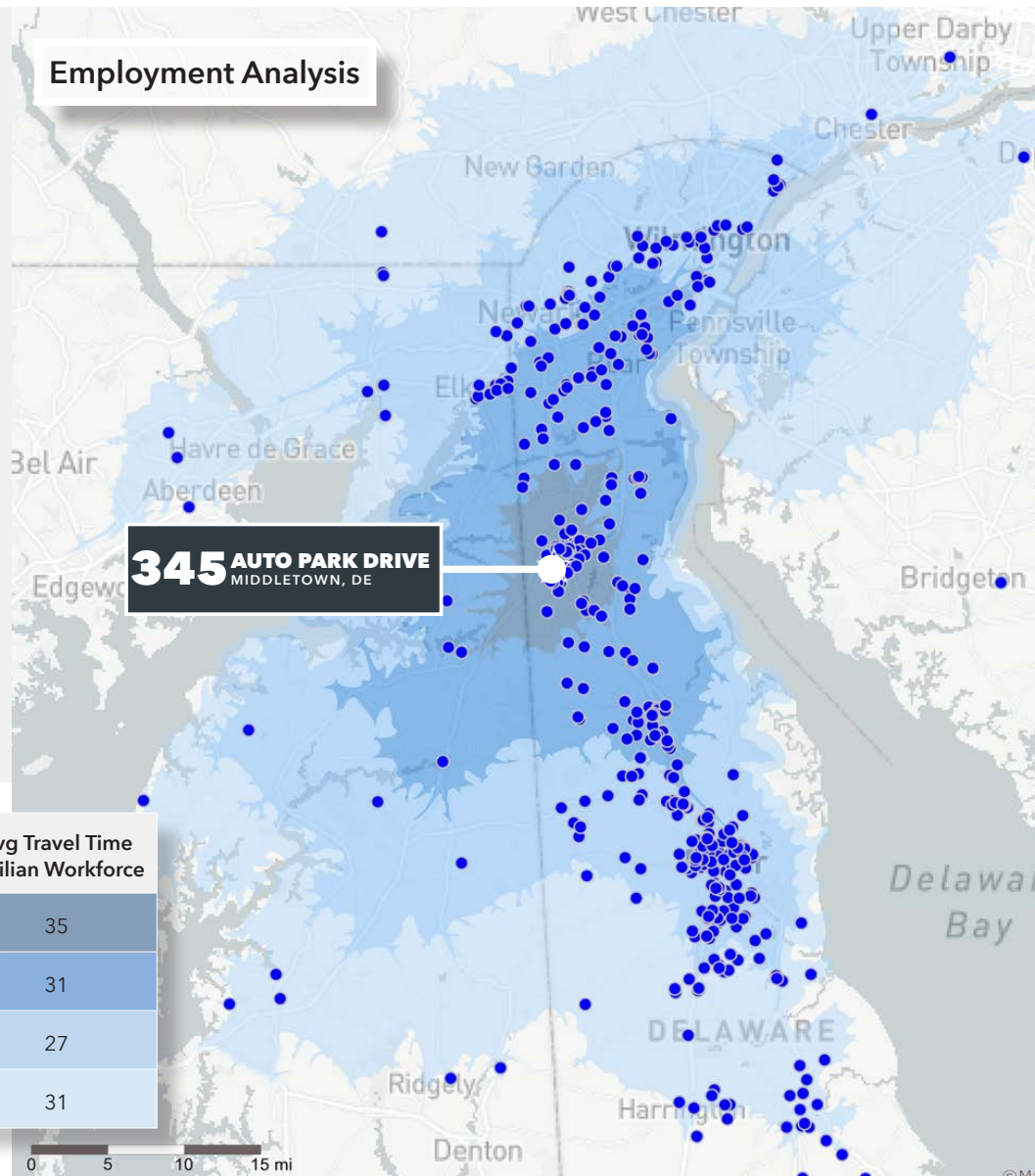


Demographics

	30 Miles	45 Miles
Population	805,453	1,777,267
Population Age 18-64	645,680	1,333,602
Average HH Income	\$96,395	\$102,910
Est. Median HH Income	\$76,649	\$82,675

Drive Time	Workers	DT Share	Population	HH	Avg Income / Civilian Employee	Civilians Employee (16+)	Avg Travel Time Civilian Workforce
15	79	10.8%	34,412	11,508	\$87,311	16,525	35
30	209	28.6%	239,034	87,548	\$73,184	117,243	31
45	303	41.4%	563,828	217,063	\$77,334	262,437	27
60	66	9.0%	712,501	264,289	\$86,998	350,647	31

Employment Analysis



Margo S. MocarSKI, SIOR
 mmocarSKI@lee-associates.com
 215.880.5786

Leo Van Buskirk, CPA, ASC
 leo.vanbuskirk@lee-associates.com
 717.433.0853

