

Delaware Logistics Center



Strategically Located East Coast Industrial Distribution Facility

1280 South DuPont Highway, New Castle, DE 19720

BUILDING 2: ± 217,748 SF | DELIVERY Q1 2021



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COLLIERS INTERNATIONAL | Ten Penn Center, 1801 Market Street, Suite 500 | Philadelphia, PA 19103

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STRATEGIC LOCATION



Direct access to Route 13 and
convenient access to I-95

In close proximity to high-density population
centers, ocean ports and interstates

10 Miles from **New Castle Airport**

26 Miles from **Wilmington, Delaware**

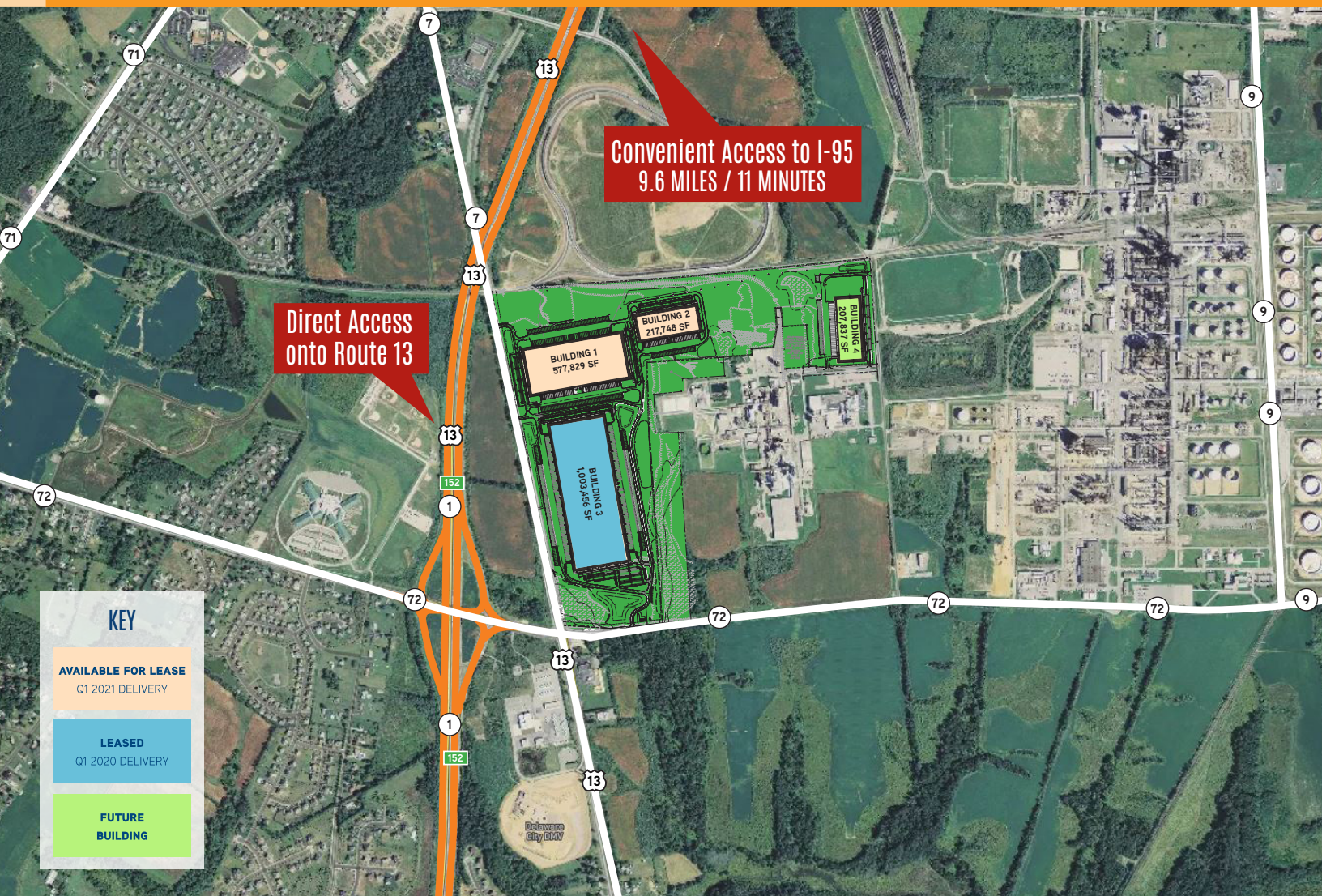
50 Miles from **Philadelphia, Pennsylvania**

48 Miles from **Southern New Jersey**

70 Miles from **Baltimore, Maryland**

Delaware Logistics Center

+2,006,870 SF MASTER PLAN



LOCATION is ideal for local and regional fulfillment/distribution operations given its proximity to high-density population centers, ocean ports, and interstates. Direct access to Route 13 and convenient access to I-95



REDEVELOPMENT of former manufacturing site into Class A industrial park in high-demand area immediately adjacent to established markets in Philadelphia, Southern New Jersey, Baltimore and Wilmington

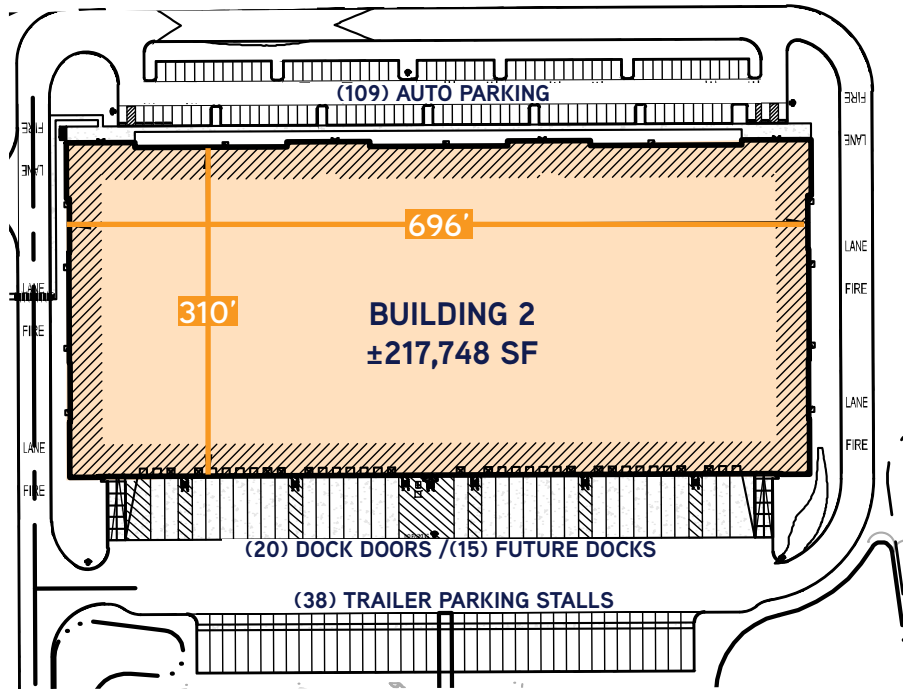


SITE LABOR shed extends to concentrated populations in Wilmington and Newark



STATE-OF-THE-ART Class A 170 acre, ±2,006,870 SF master planned business park built to the highest industrial standards.

BUILDING PLAN & SPECS



±217,748 SQUARE FEET **2** DRIVE-IN DOORS **20** DOCKS **15** FUTURE DOCKS **109** AUTO PARKING **38** TRAILER PARKING

Building Area	217,748 SF
Building Dimensions	310'x696'
Office Dimensions	Build to Suit
Column Spacing	52'x50'
Speed Bay	52'x60'
Building Configuration	Multi-tenant
Clear Height	36'

Dock Doors	20 (15 future docks)
Drive-in Doors	2
Trailer Parking	38 stalls
Auto Parking	109 spaces
Truck Court	185'
Fire Protection	ESFR
Lighting	LED with sensors
Construction	Tilt-up concrete



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