



PROPERTY DESCRIPTION

4060 N Dupont Blvd in New Castle, DE is a prime industrial property, perfectly suited for businesses in need of a well-connected and efficient warehouse location. Strategically positioned on U.S. 13, this property offers seamless access to major transportation routes, including I-495, I-295, and I-95 – an ideal setup for logistics, distribution, or manufacturing operations. Its corner unit location allows for abundant natural light, and it's just a short drive from the Philadelphia Airport, enhancing the convenience for any business needs.

PROPERTY DETAILS

- **Building Size:** 72,000 SF
- **Lot Size:** 4.63 acres
- **Lease Rate:** \$10 - \$12/SF/NNN
- **Zoning:** CR (Commercial Regional)
- **Ceiling Height:** 20'
- **Electric:** 3-phase power
- **Parking:** 95 surface parking spaces

AVAILABLE UNITS

- **Units 11-20:** 36,000 SF (300x120)
 - > **Available:** Q1 2025
 - > **Loading:** 10 drive-in overhead doors
 - > Ability to demise the space
 - > Radiant heat in the warehouse
 - > Kitchen facility
 - > Multi-stall bathrooms
- **Unit 1 & 2:** 7,200 SF
 - > **Available:** February 1, 2025
 - > Two 12' drive-in doors
 - > Two bathrooms
 - > Gas heat

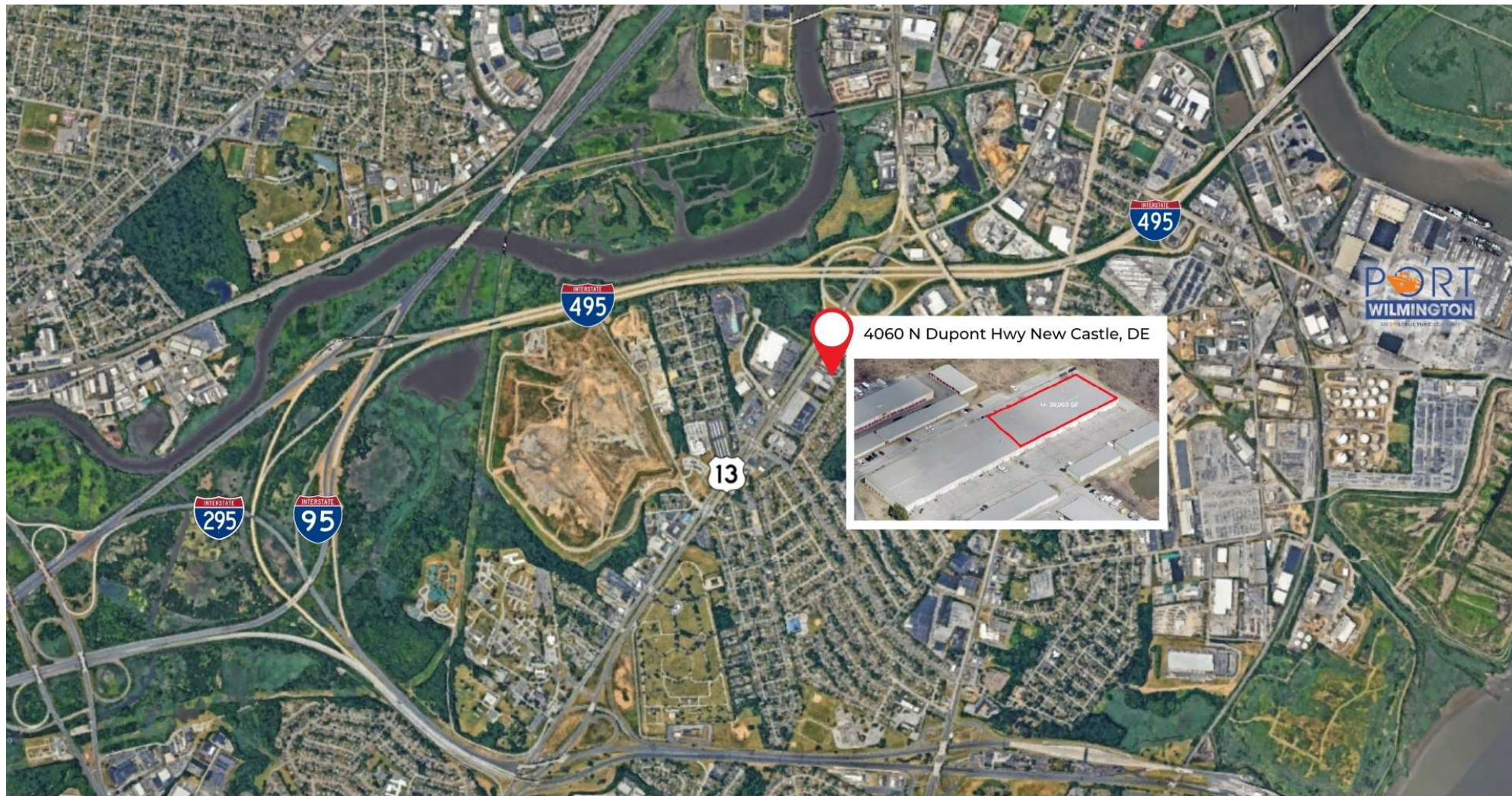


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Prime Industrial Location | Ideal for Logistics & Distribution | Established Industrial Area | Excellent Connectivity

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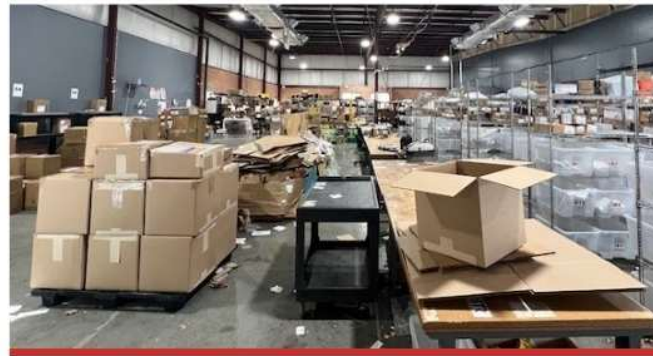
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**UNIT 1 & 2
7,200 SF WAREHOUSE SPACE**

This 7,200 SF warehouse in New Castle, DE is ideally located on U.S. 13, with quick access to I-495, I-295, and I-95. Perfect for logistics, distribution, or manufacturing, it offers excellent connectivity to the Port of Wilmington and Philadelphia Airport. Located in a developed industrial area, the property features high visibility and easy access to transport hubs, ensuring efficient operations and strong traffic exposure.

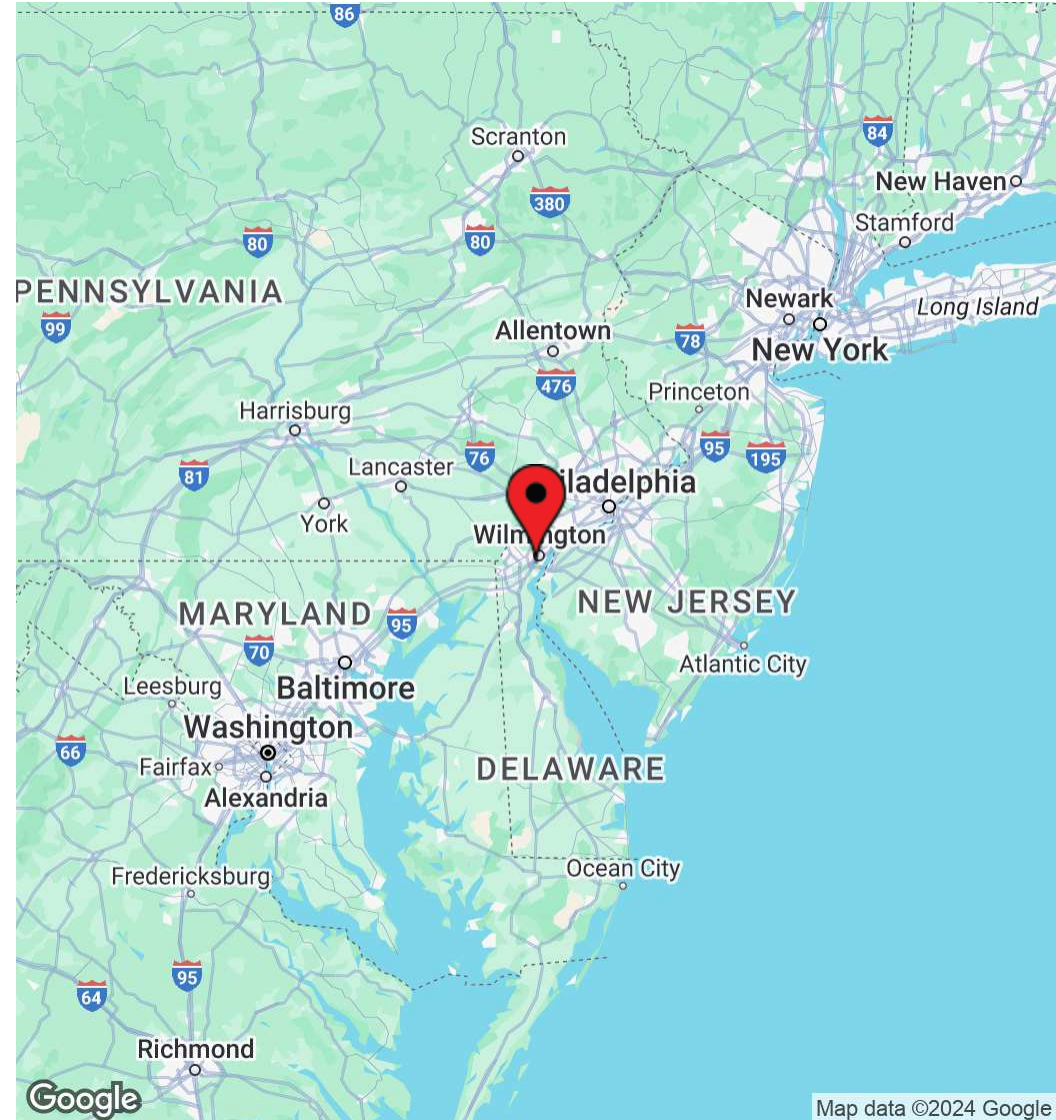
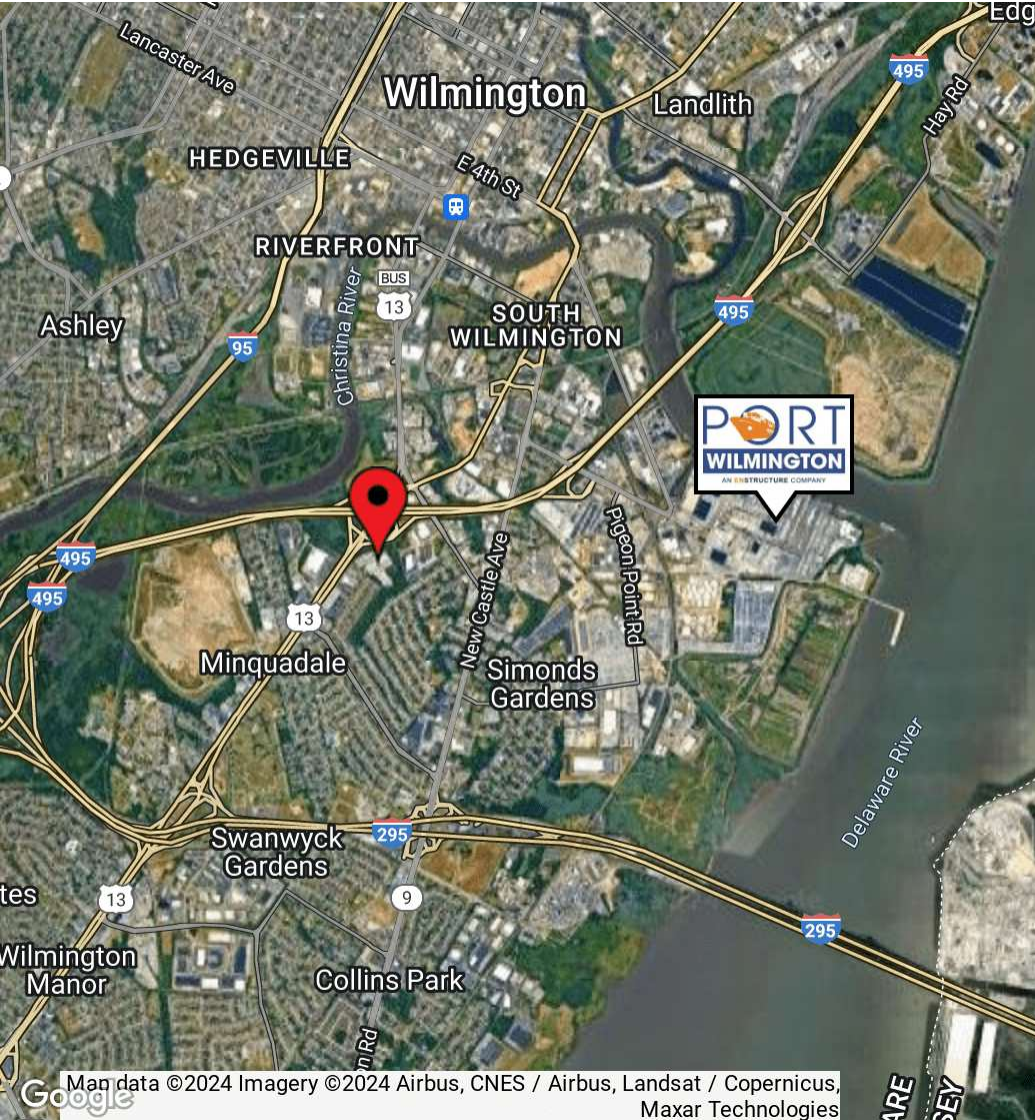


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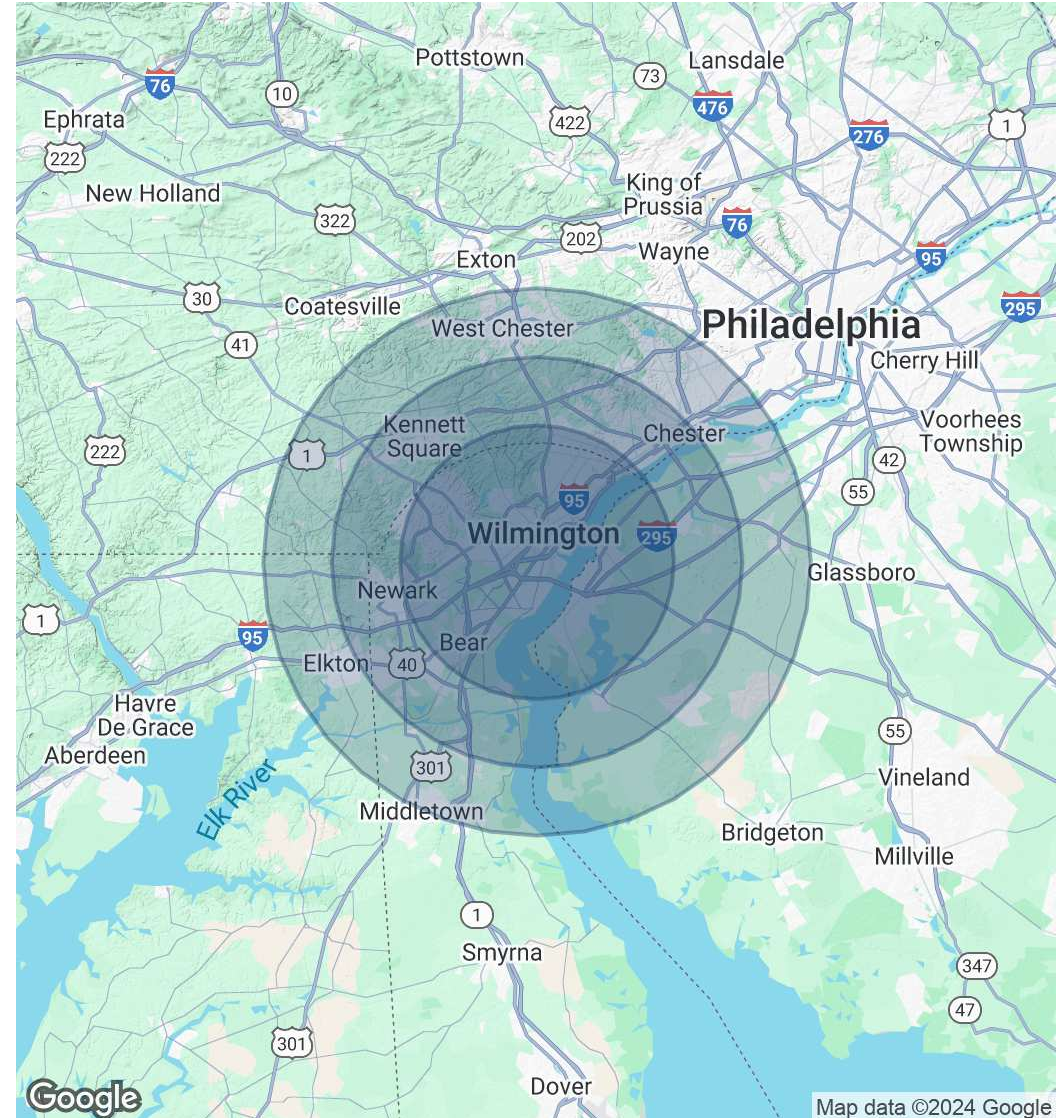
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POPULATION	10 MILES	15 MILES	20 MILES
Total Population	485,762	761,351	1,203,210
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	10 MILES	15 MILES	20 MILES
Total Households	195,219	294,801	459,643
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$105,638	\$119,230	\$124,122
Average House Value	\$345,822	\$383,967	\$391,864

Demographics data derived from AlphaMap



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