



**AVAILABLE**

# 431 OLD AIRPORT RD

**NEW CASTLE, DE**

5.4AC Heavy Industrial Site

**JOE LANGE**

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# PROPERTY OVERVIEW



± 5.4 acre site



± 20,000SF of RBA across industrial service facility and 2 office structures - 6 total grade level drive-ins



Immediate access to I-95, I-295, & I-495 corridor (±437,142 vehicles per day)



Fully secured & stabilized lot - fenced and gated with asphalt & stone yard



Heaviest Industrial zoning possible, permits the most intensive operations and uses

## IDEAL FOR



EQUIPMENT & MATERIAL  
SUPPLY YARD



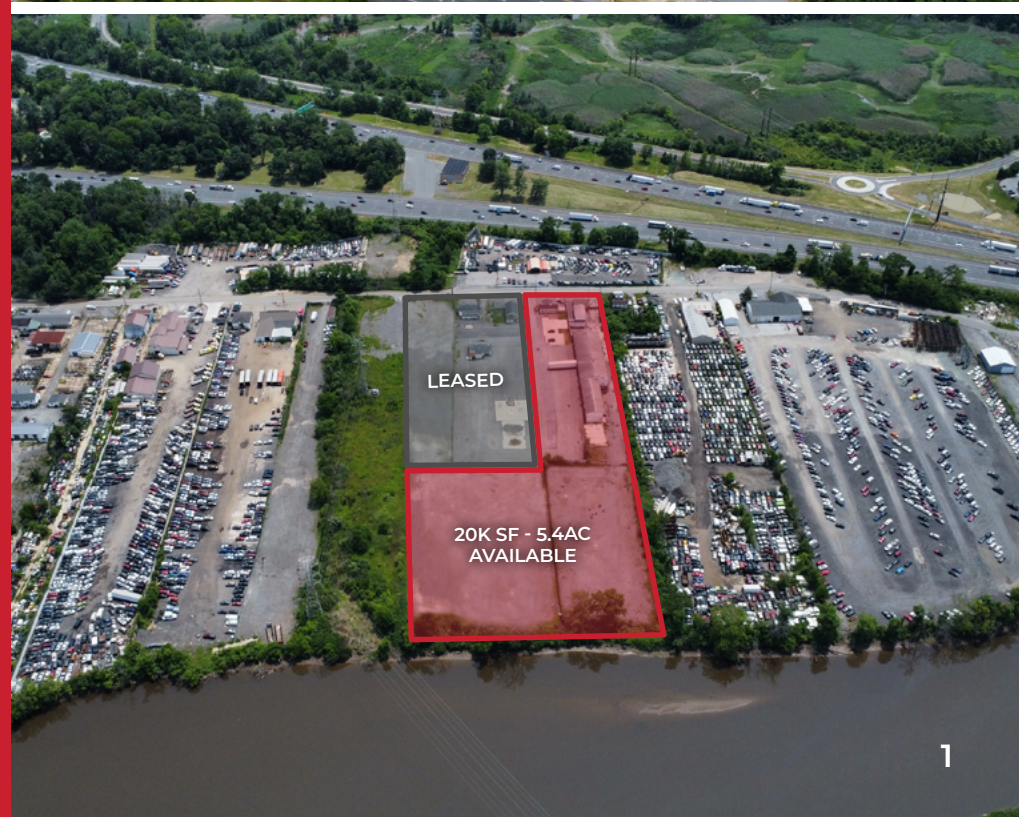
TRANSPORTATION &  
LOGISTICS OPERATIONS



AUTOMOTIVE &  
SALVAGE USE



TRAILER  
STORAGE





# SITE ACCESS & LOCATION MAP



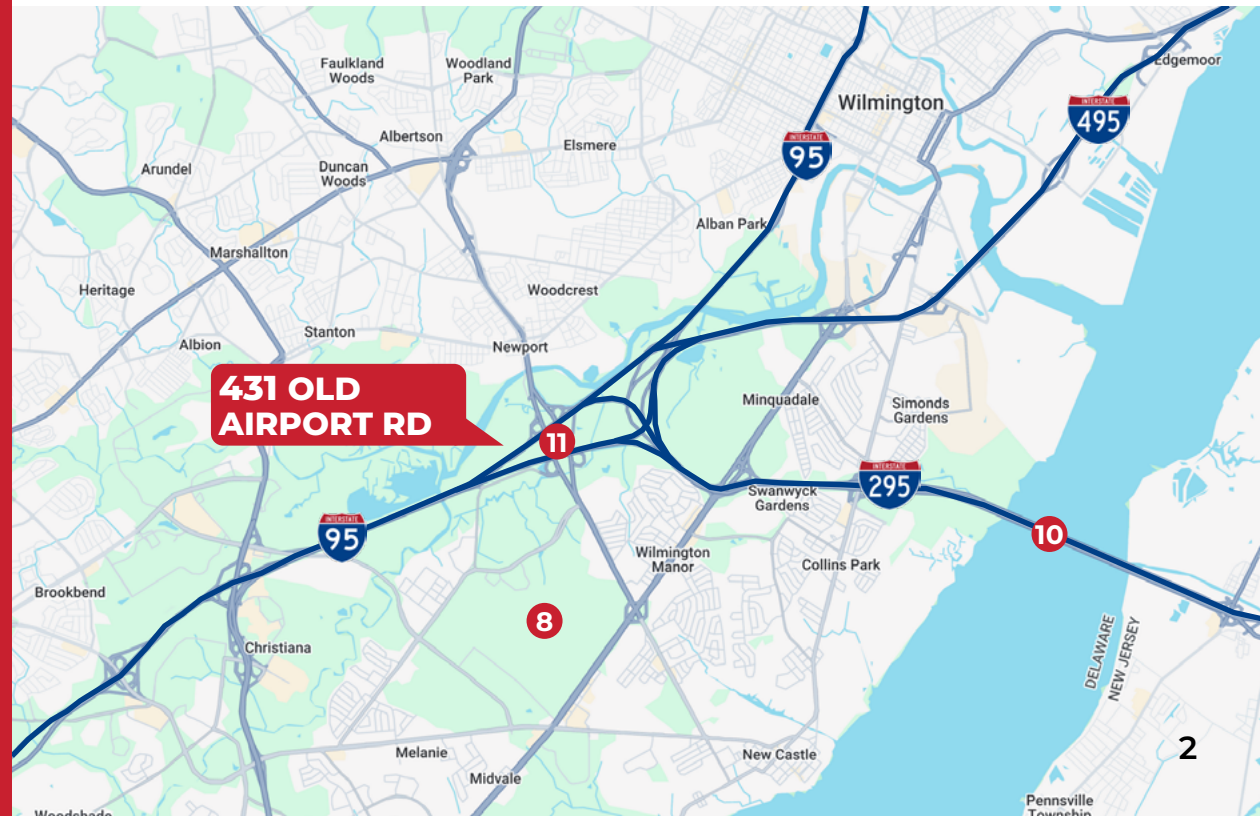
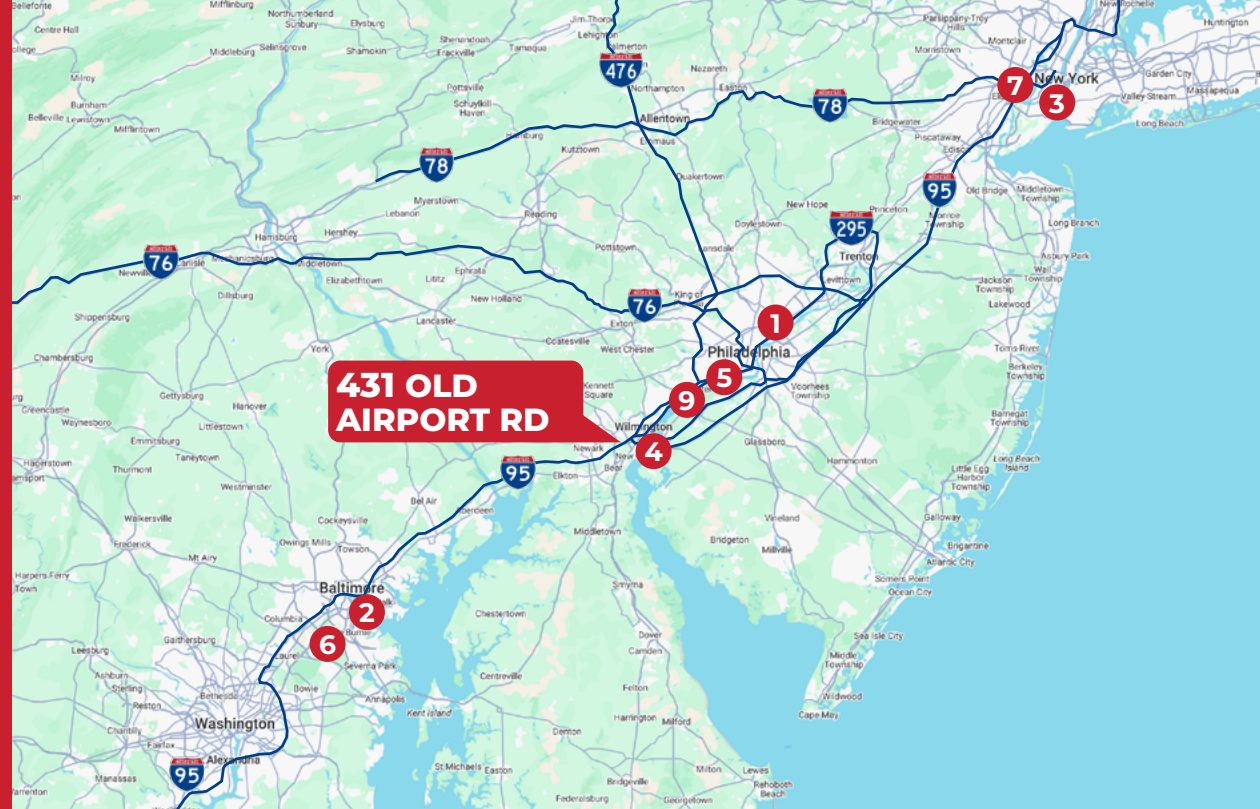
- 1 Port of PHL**  
38 Miles
- 2 Port of Baltimore**  
70 Miles
- 3 Port of New Jersey & New York**  
115 Miles
- 4 Port of Wilmington**  
5.5 Miles



- 5 PHL International Airport**  
35 Miles
- 6 Baltimore/Washington International Airport**  
75 Miles
- 7 Newark Liberty International Airport**  
111 Miles
- 8 Wilmington Airport**  
3 Miles



- 9 Commodore Barry Bridge**  
18 Miles
- 10 Delaware Memorial Bridge**  
5 Miles
- 11 I-95, I-295, I-495 Corridor**  
1 Miles



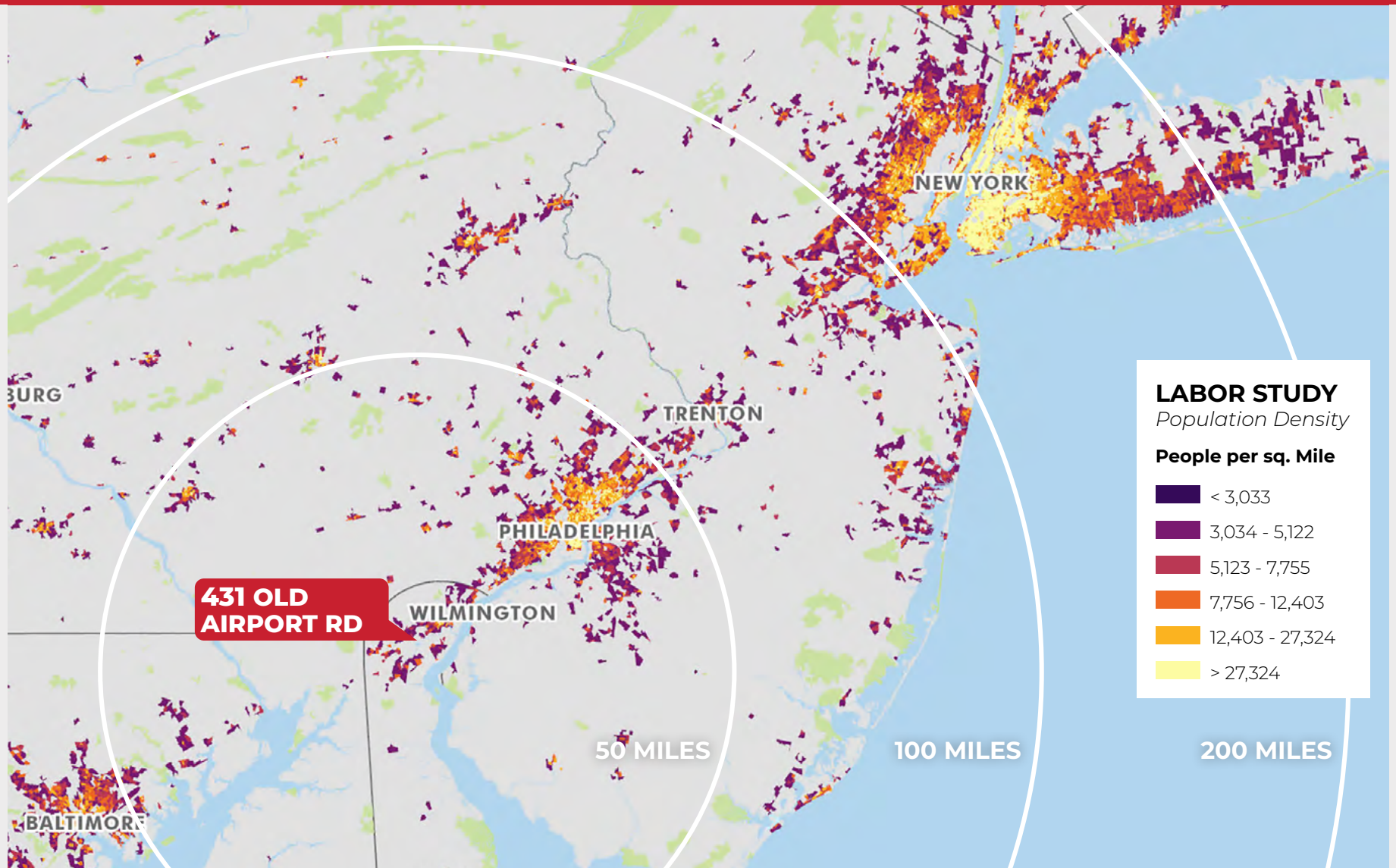
# POPULATION DENSITY

98.6M  
U.S. POPULATION  
REACHED

23.3M  
U.S. MILLENNIAL  
POPULATION REACHED

30%  
OF U.S. POPULATION  
REACHED

*\*450 mile radius*





# CORPORATE NEIGHBORS







# 431 OLD AIRPORT RD



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