

GARRISON OAK TECHNICAL PARK

500-650 Garrison Oak Drive
Dover, Delaware

GarrisonOak.com



± 46 Acres | 20,000-610,000 ± SF
Q3 2027 Availability

Industrial, Flex, Cold Storage & Manufacturing Available for Lease

NAI Emory Hill

NS
DEVELOPMENT

INDUSTRIAL, FLEX & COLD STORAGE

This 46-acre parcel within **Garrison Oak Technical Park** offers a shovel-ready opportunity for **industrial, flex, cold storage, data center, and manufacturing** in Central Delaware. Zoned Industrial Park Manufacturing, the site is ideal for operations with **high power requirements**, supported by robust infrastructure including municipal water and sewer, natural gas, and fiber optic connectivity.

Designed with modern occupiers in mind, the site can support flexible development footprints, from large-scale industrial facilities and specialized cold storage to mission-critical data operations. Infrastructure includes robust electric service, natural gas, municipal water and sewer, and high-speed fiber optic connectivity, ensuring that essential operational requirements are met without cost delays or off-site upgrades.

The property's central Mid-Atlantic location provides access to key distribution corridors, enabling efficient service to major metropolitan areas along the I-95 corridor and beyond. Whether supporting manufacturing, logistics, or digital infrastructure, tenants will benefit from proximity to skilled labor, supportive public-sector resources, and a community committed to business growth.

GARRISON OAK TECHNICAL PARK | Dover, Delaware



46 +/- AC



Industrial Park
Manufacturing Zoning

PARK INFRASTRUCTURE & BUSINESS ADVANTAGES

Infrastructure + Utilities

- Robust Utility Network – The park features a 16-inch municipal water main with 40,000 gallons of freshwater capacity and a 10–12-inch wastewater line supported by a pump station.
- High-Capacity Power Supply – Served by a 69kV electrical loop connected to a new 230V / 600MW primary substation (expected Q4 2025), providing approximately 10MW+ of power per lot upon completion – ideal for high-demand users such as data centers, cold storage, and advanced manufacturing.
- Natural Gas Service – 4-inch natural gas line available throughout the park.
- Fiber Connectivity – 24-core fiber optic cable along White Oak Road with Verizon Fios service, offering high-speed and redundant broadband options.
- Stormwater Management – Government-maintained stormwater ponds and roadways ensure reliable, low-maintenance operations for owners and tenants.

Business + Tax Advantages

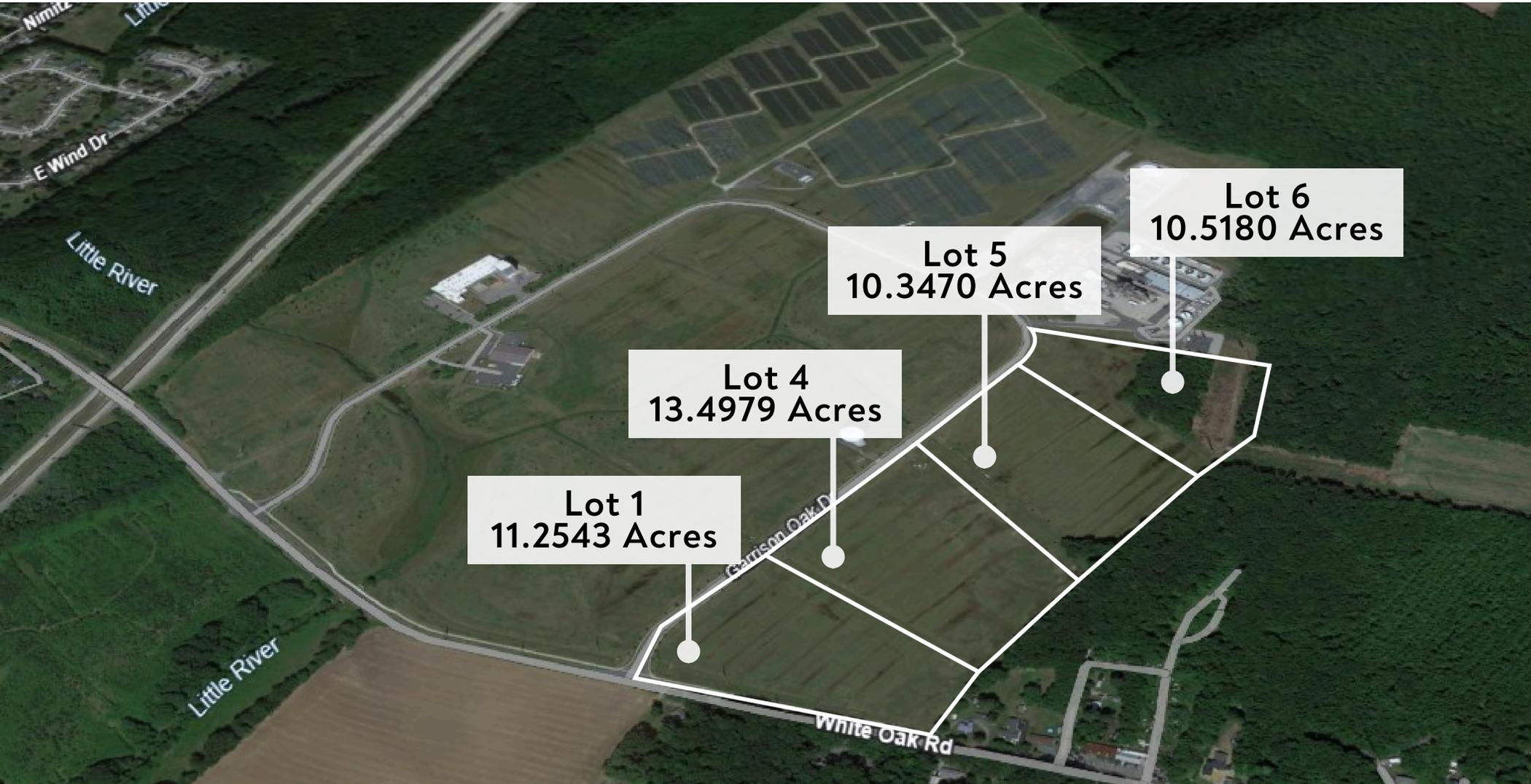
- Foreign Trade Zone Eligibility – Eligible for Alternative Site Framework (ASF) status under Foreign Trade Zone 99, offering potential customs and import/export benefits.
- Competitive Tax Rates –
 - City of Dover: \$0.455 per \$100 of assessed value
 - Kent County: \$0.0572 per \$100 of assessed value
 - School District: \$0.5928 per \$100 of assessed value



Illustrations are conceptual and intended for marketing purposes. Actual conditions, features, and dimensions may vary.

GARRISON OAK TECHNICAL PARK | Dover, Delaware

AVAILABILITY



Availability
For Lease

46
Acres

4
Parcels

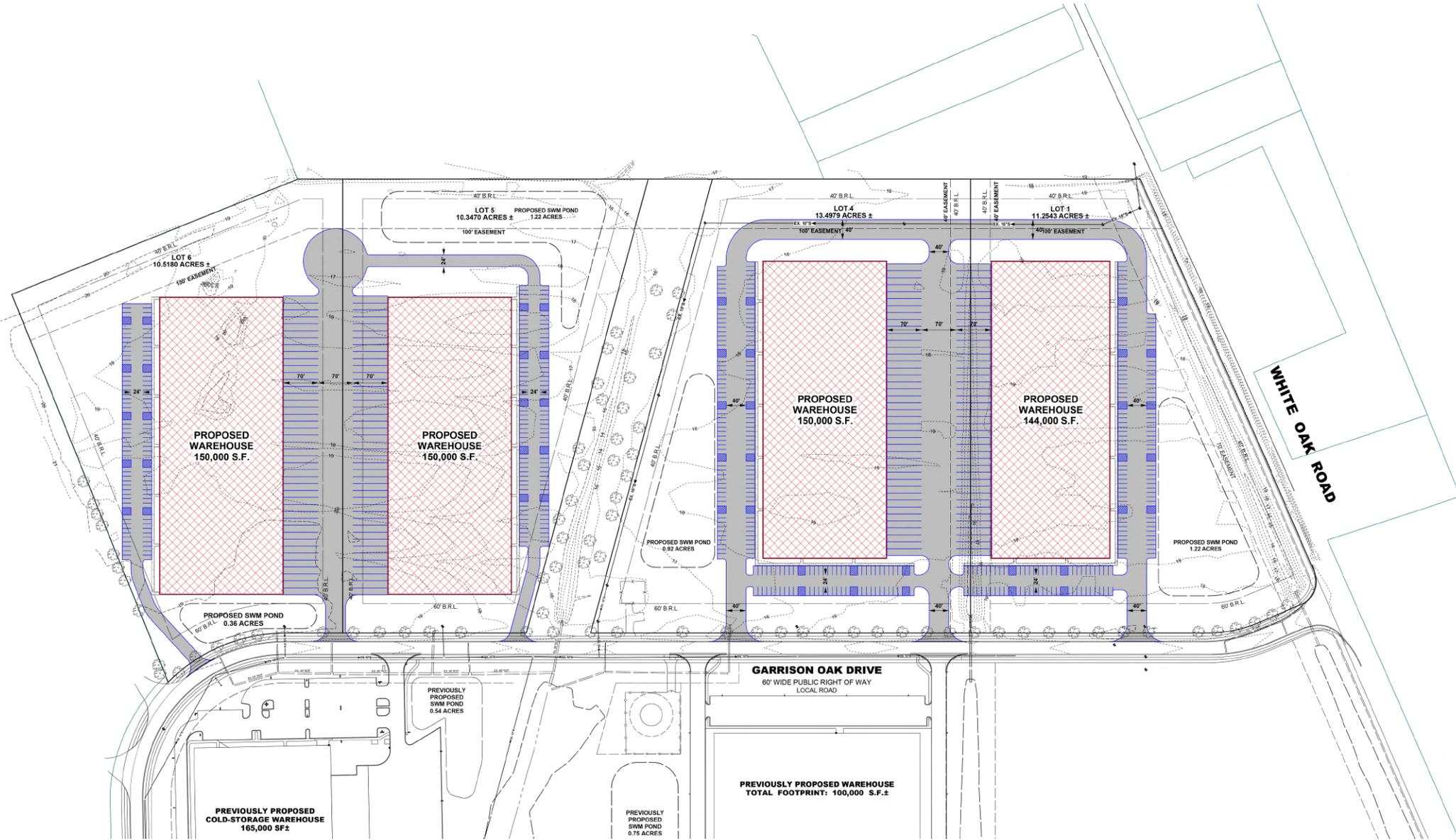
20,000-
610,000 ± SF

Q3 2027
Availability

Industrial Park
Manufacturing (IPM2)
Zoning

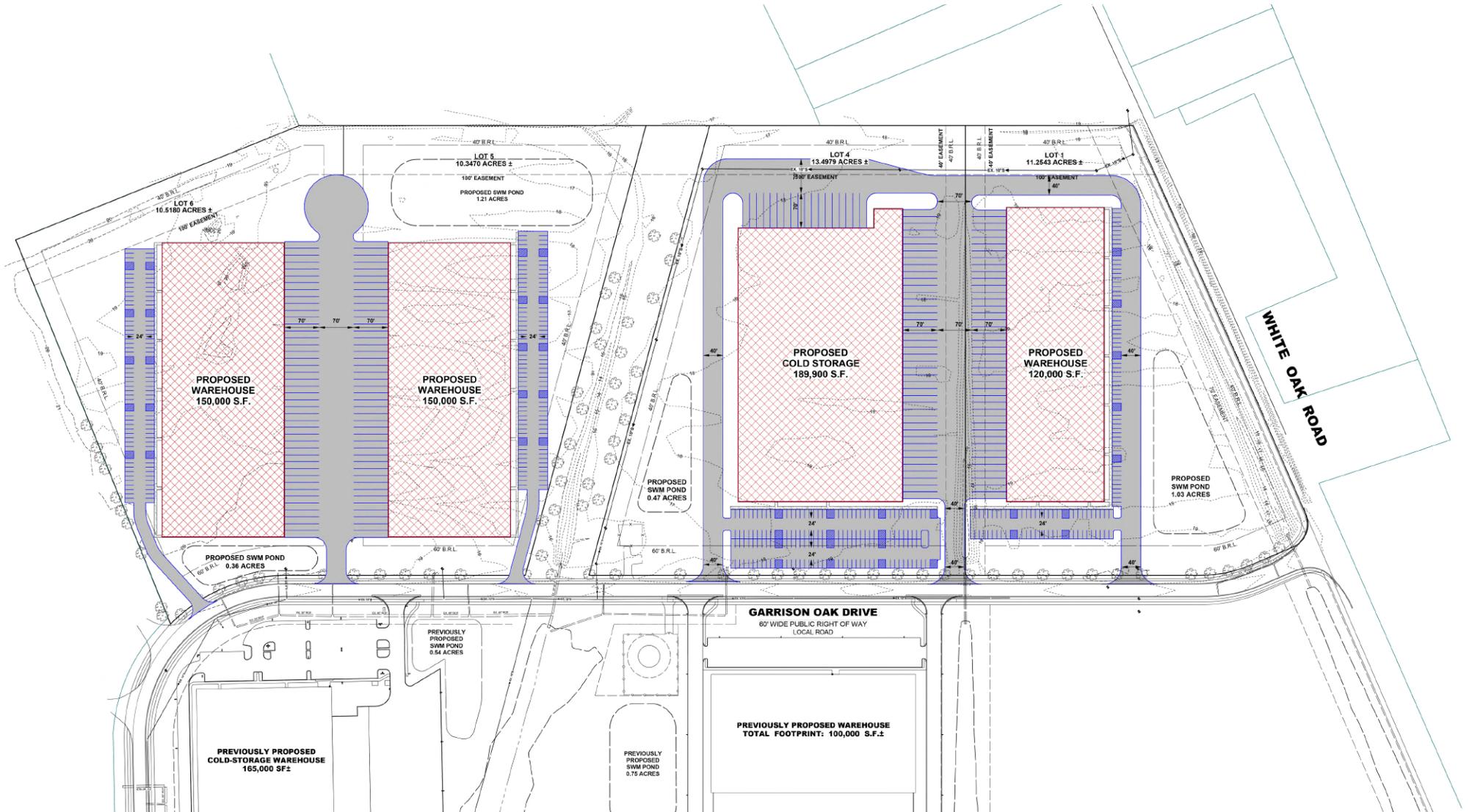
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CONCEPT PLAN 1



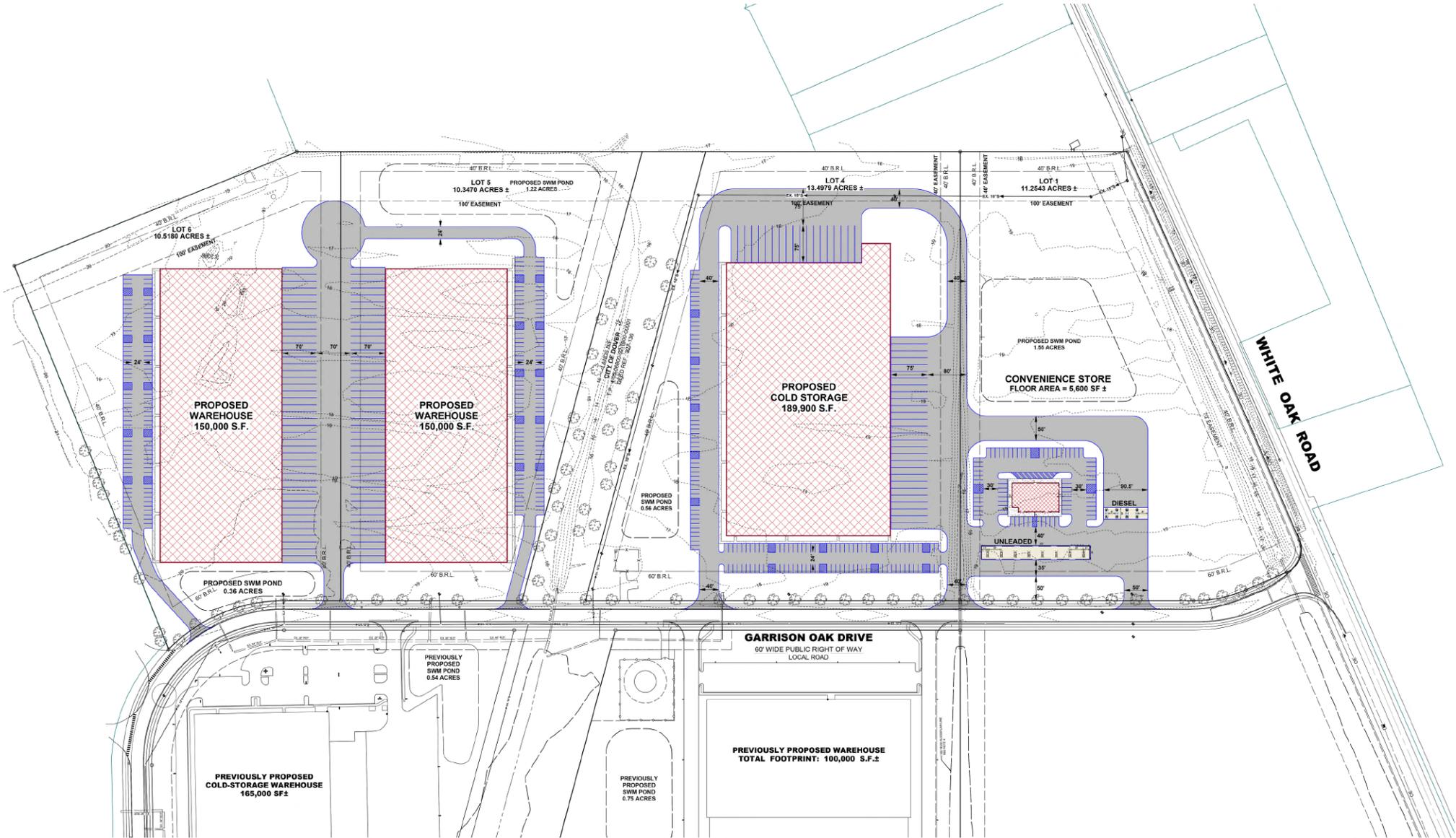
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CONCEPT PLAN 2



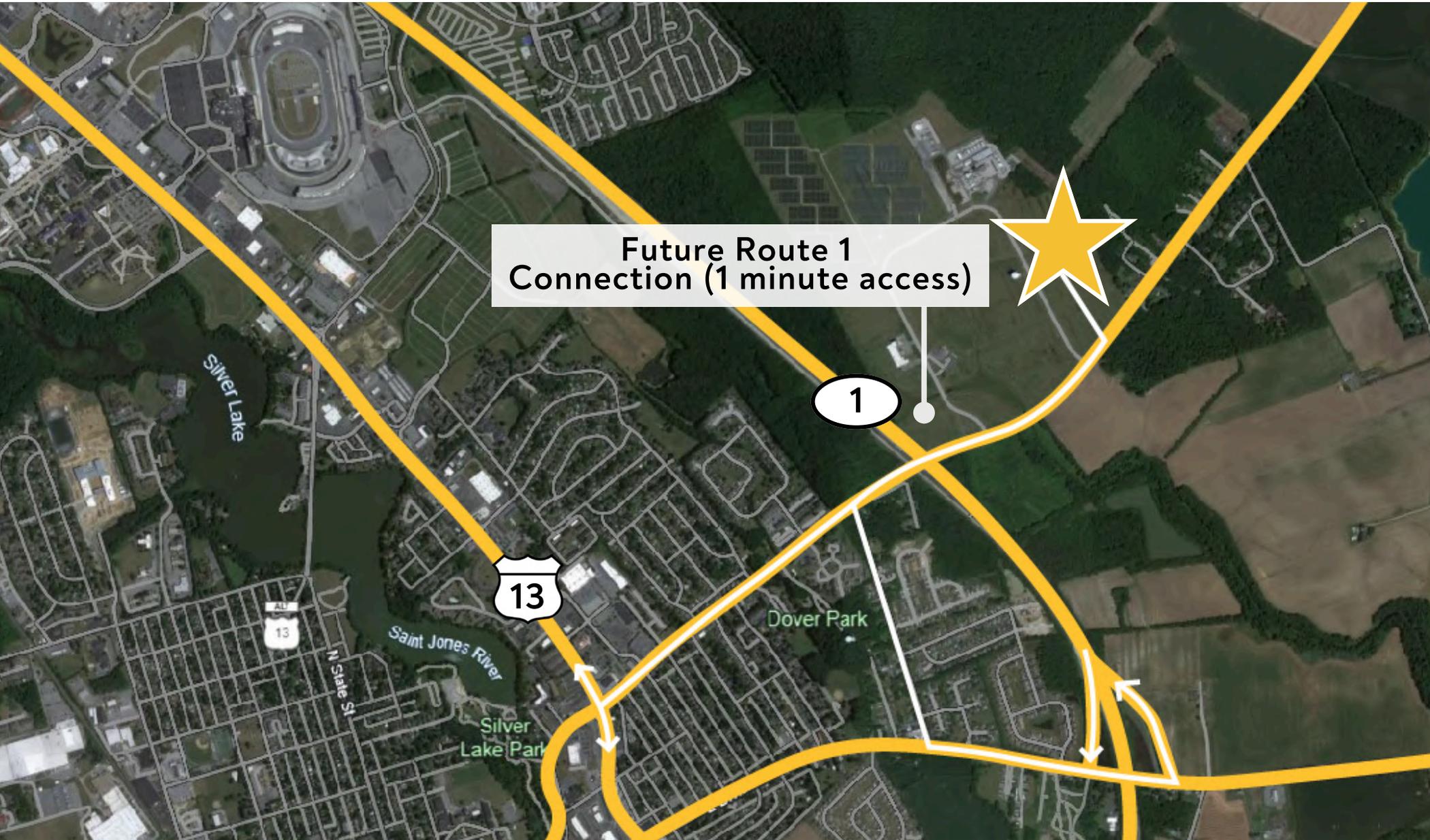
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CONCEPT PLAN 3



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REGIONAL HIGHWAY ACCESS



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REGIONAL ACCESS



From Route 1, trucks can quickly access major Mid-Atlantic distribution hubs - Wilmington, Philadelphia, Baltimore, Washington D.C., and New York City. Route 1 provides a toll road alternative to congested local highways, ensuring reliable delivery schedules. Close to major telecom routes along the I-95 corridor.



Route 1 4 Minutes	City of Dover, Delaware 2 Miles 7 Minutes	Baltimore, Maryland 106 Miles, 2 Hours
I-95 Corridor 40 Minutes	Wilmington, Delaware 53 Miles 55 Minutes	Washington, D.C. 95 Miles, 2 Hours
I-495 & I-295 40-45 Minutes	Philadelphia, Pennsylvania 83 Miles, 90 Minutes	New York, New York 168 Miles, 3 Hours

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DEMOGRAPHICS

POPULATION

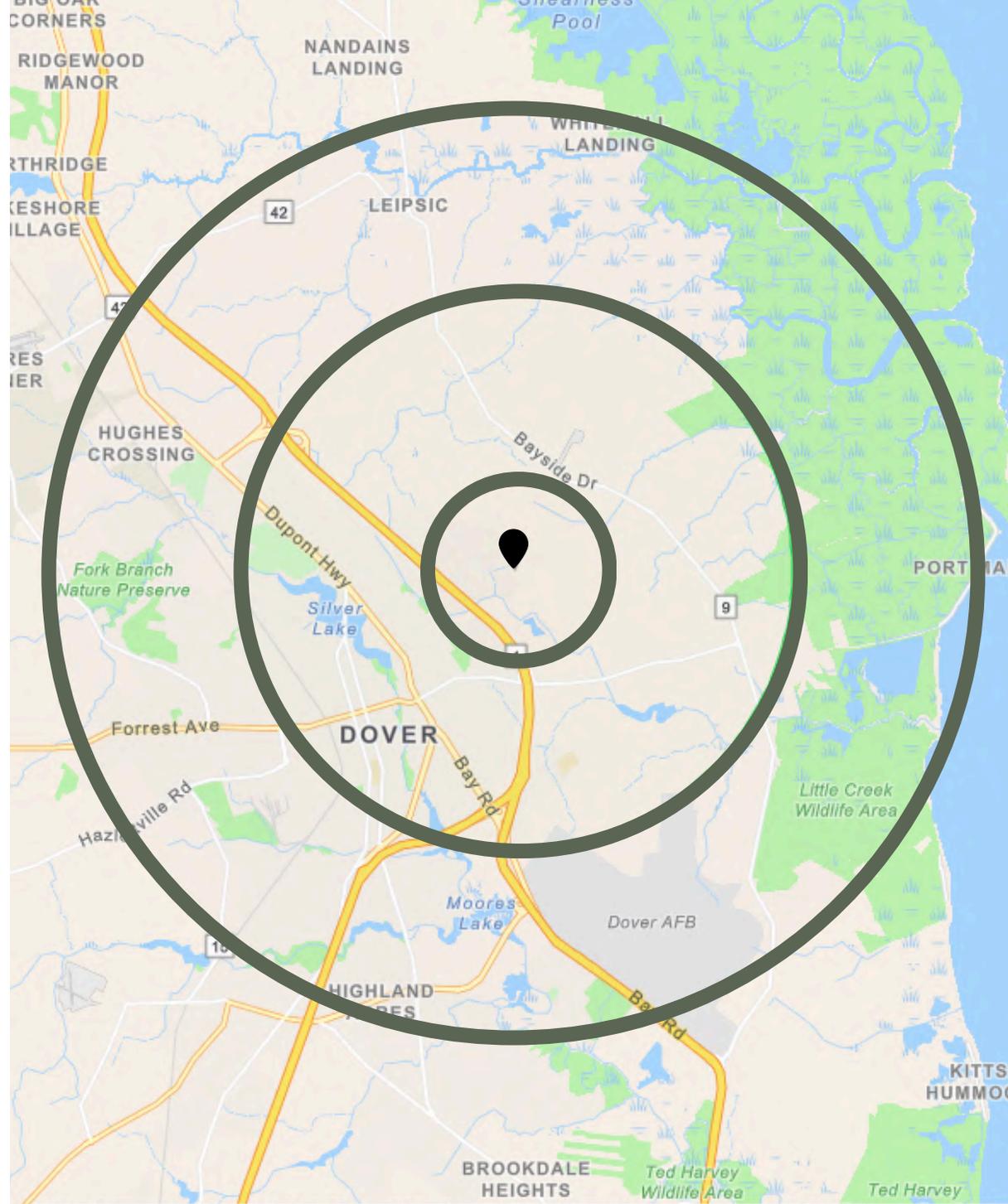
	1-MILE	3-MILE	5-MILE
Total Population	1,075	26,106	60,484
Median Age	35.6	32.1	34.6
Families	250	5,244	13,818
% White	29.8%	35.5%	41.4%
% Black	52.9%	46.7%	40.1%
% Hispanic	10.5%	10.2%	9.9%
% Asian	2.9%	2.8%	3.6%
% Pacific Islander	0.1%	0.1%	0.1%
% American Indian	2.9%	0.6%	0.7%
%Other	13.7%	14.2%	14.2%

HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
Households	422	9,670	22,969
Median Household Income	\$60,000	\$53,944	\$62,743
Average Household Income	\$77,535	\$70,689	\$83,523

EMPLOYMENT

	1-MILE	3-MILE	5-MILE
Total Employed	551	7,348	12,727
Healthcare	20.3%	13.8%	15.4%
Manufacturing	12.3%	14.9%	12%
Educational Services	12%	7.4%	8.1%
Retail Trade	11.3%	11.2%	13.0%
Construction	9.8%	11.0%	10.2%
Food Service	7.3%	8.9%	7.4%
Public Administration	5.3%	6.0%	6.1%
Transportation/Warehouse	3.8%	4.6%	4.9%
Admin/Support/Waste Mgmt	3.4%	2.3%	2.5%
Finance/Insurance	3.4%	5.0%	4.9%
Wholesale Trade	2.5%	1.8%	2.1%



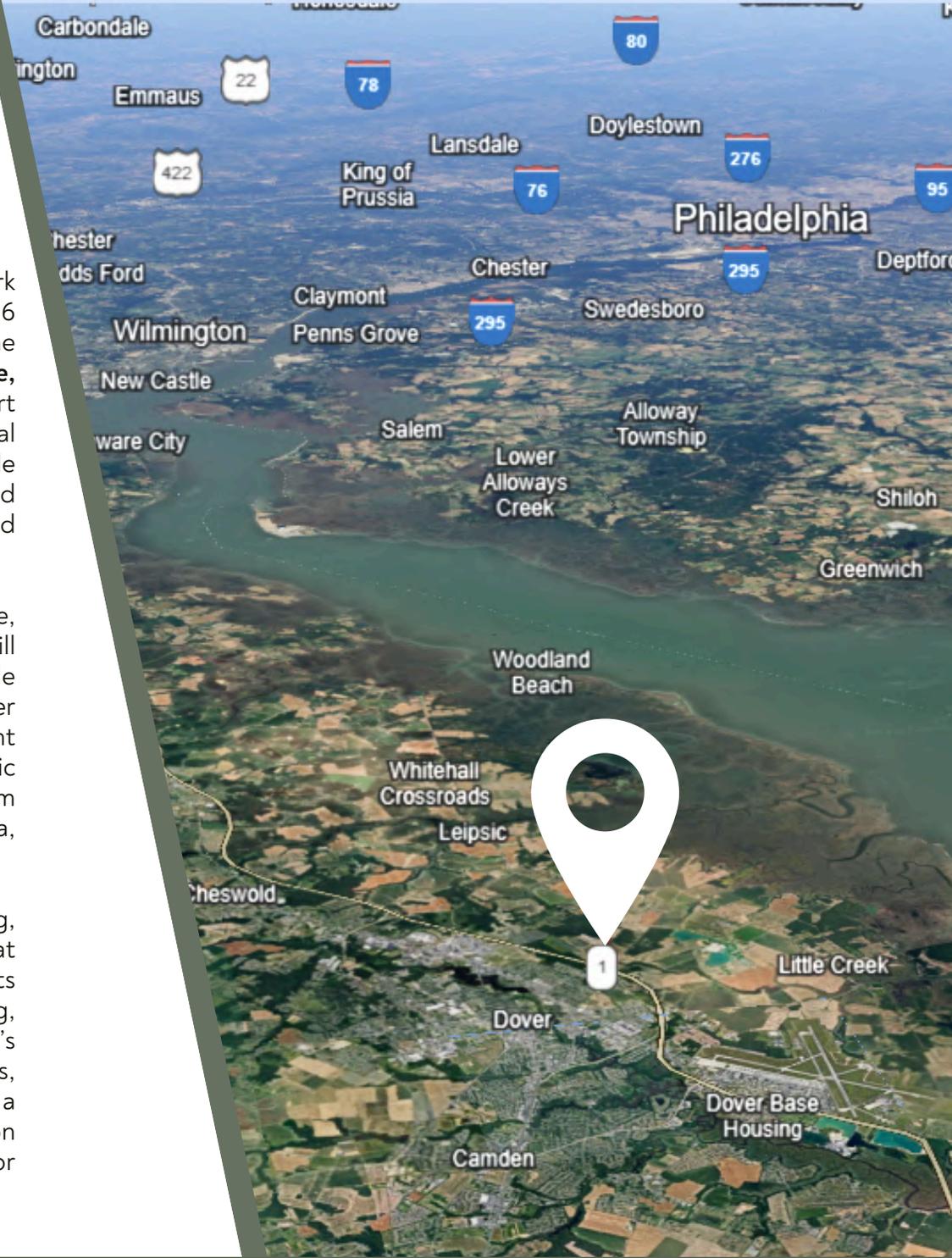
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LOCATION & WORKFORCE

Centrally located in **Dover, Delaware**, Garrison Oak Technical park offers excellent accessibility to major transportation networks. Just 1.6 miles from **DE Route 1** and less than 50 miles from **Interstate 95**, the park provides fast, toll-efficient connections to **Philadelphia, Baltimore, Washington DC, and New York City**. Philadelphia International Airport is just over an hour away, while Baltimore/Washington International Airport and the Civil Air Terminal at Dover Air Force Base provide additional air cargo and passenger service options. For corporate and general aviation, Delaware AirPark in nearby Cheswold offers expanded runway capacity and facilities designed for business aircraft.

The park's location on the Delmarva Peninsula also provides a secure, inland setting away from direct coastal weather risks, while still delivering proximity to major ports and population centers. Multiple four-lane divided highways, included Routes 13 and 114, connect Dover to surrounding markets, and a network of state routes ensures efficient east-west travel across Delaware and into Maryland. Public transportation via DART and the Central Delaware Transit system supports commuting within Dover and the broader Kent County area, expanding access to the regional labor pool.

From a workforce perspective, Dover and Kent County offer a strong, diverse talent base drawing from a multi-county commuter shed that extends into neighboring Maryland. As a regional hub, Dover attracts workers across industries, including logistics, manufacturing, technology, and service sectors. Employers benefit from Delaware's business-friendly climate, supportive economic development agencies, and a community invested in long-term growth. Combined with a growing population and a high quality of life, Garrison Oak's location delivers both the infrastructure and human capital necessary for sustained business success.



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TECHNICAL PARK

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