

NEW CONSTRUCTION

FERM INDUSTRIAL PARK

PROPERTY SUMMARY

Currently under construction and scheduled for delivery in August 2026, 4040 N. DuPont Highway will offer customizable industrial warehouse space from $\pm 1,440$ SF to $\pm 13,400$ SF.

The property features immediate access to Route 13 and I-495 and is located less than 10 minutes from downtown Wilmington, approximately 7 minutes from the Port of Wilmington, and 33 minutes from Philadelphia International Airport.

Available August 1, 2026

Lease Rate: \$12.50-14.00 NNN

PROPERTY HIGHLIGHTS

- 1,440 - 13,400 \pm SF of 4-star industrial space
- Drive-In Bays: 8 (16'x12')
- Office: Dedicated 100 \pm SF
- 1200 amp power
- 16' clear height
- Ample parking
- 0.75 \pm AC lot
- CR zoning

FOR MORE INFORMATION, PLEASE CONTACT:

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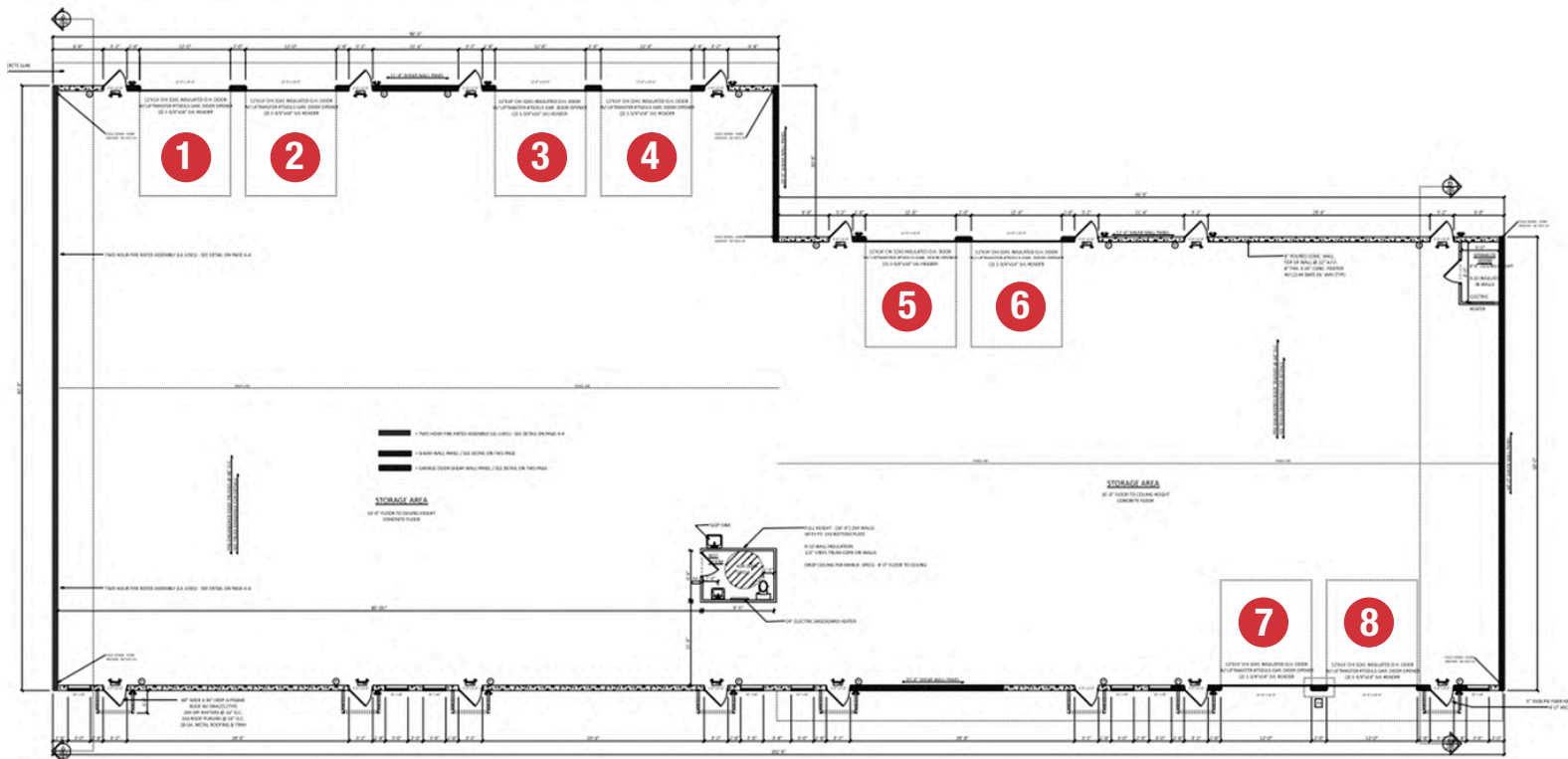
DEMOGRAPHICS

- 126,655 individuals employed within a 5-mile radius, with 17,364 individuals working in the industrial sector.

	1 Mile	3 Miles	5 Miles
Population	7,568	102,205	186,864
Daytime Labor	2,790	71,549	126,655
Industrial Labor	580	8,782	17,634

FLOOR PLAN

- 8 drive-in doors - 16'x12'



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CONCEPT PLANS



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PROGRESS PHOTOS



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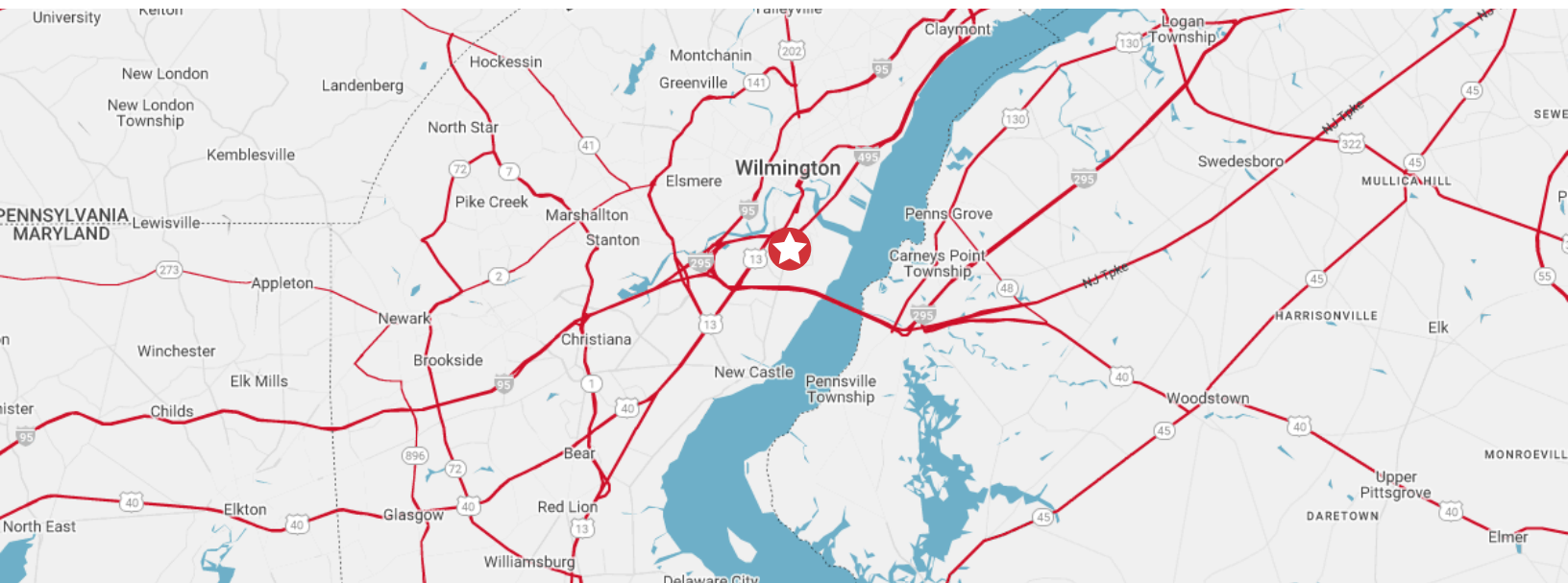
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EXCELLENT LOCATION



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