

NEWARK, DE

WOODLAND

INDUSTRIAL PARK

APPROXIMATELY **65 ACRES** ON I-95

Q4 2025 Delivery

210,000 SF +/- warehouse

112,500 SF +/- warehouse

Q3 2026 Delivery

2 - 30,000 SF flex buildings

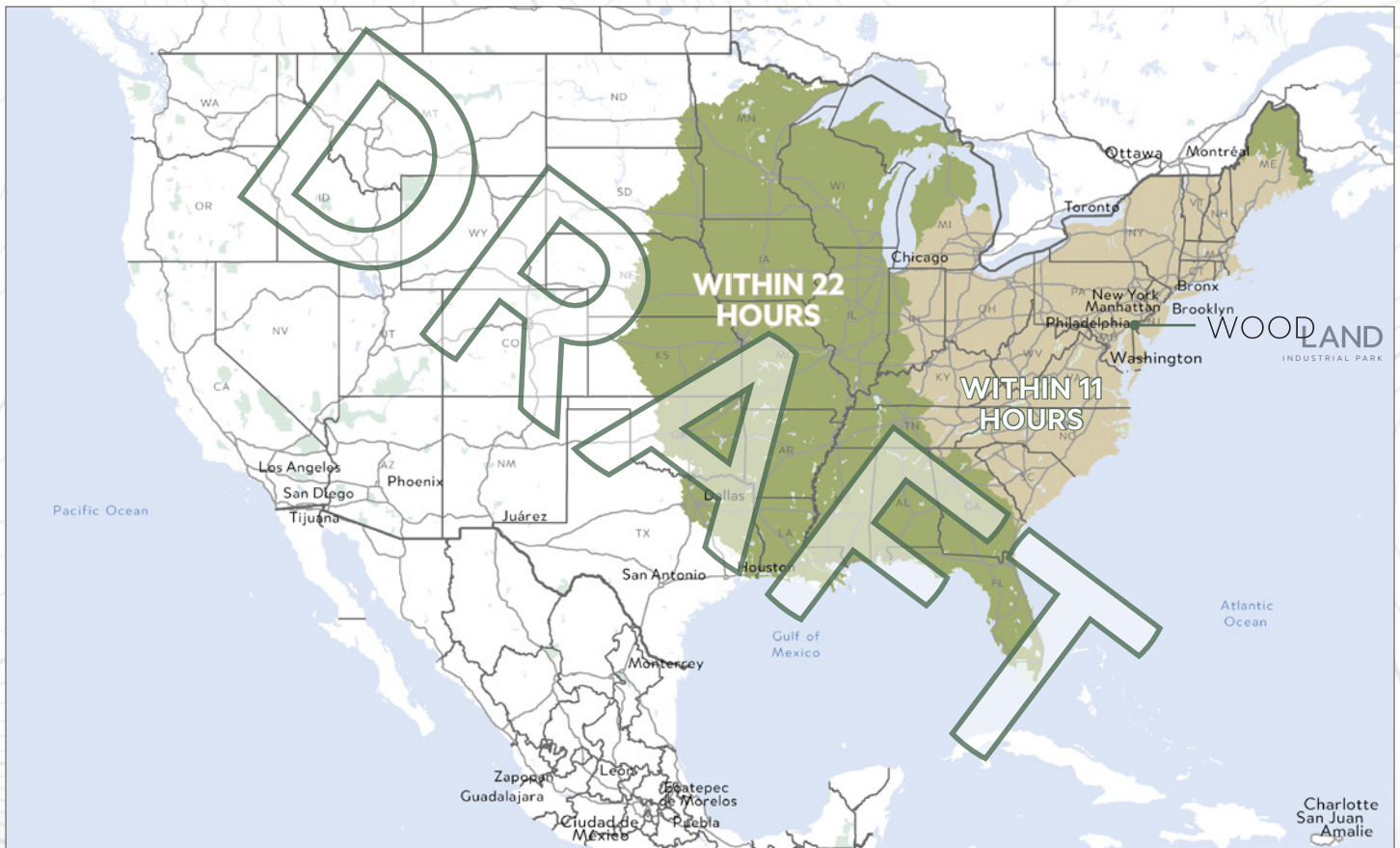
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NEWMARK

Drive Time



Within 11-Hour Drive of 37.7% of US Population (124.3 M)
 Within 22-Hour Drive of 70.1% of US Population (233.2 M)



Destination	Time	Miles
Port of Wilmington	21 minutes	15.3 miles
Port of Philadelphia	59 minutes	49.5 miles
Port of Baltimore	1 hour 8 minutes	63 miles
Allentown	1 hour 52 minutes	95.4 miles
Harrisburg	2 hours 4 minutes	85.2 miles
Newark-Elizabeth Marine Terminal, NY	2 hours 8 minutes	122 miles
Washington DC	2 hours 12 minutes	97.3 miles

WOODLAND

INDUSTRIAL PARK

Approximately 65 acres fronting both I-95 and Old Baltimore Pike in Newark, DE.



Q4 2025 Delivery

210,000 SF +/- warehouse

112,500 SF +/- warehouse

Q3 2026 Delivery

2 -30,000 SF flex buildings

General Description

Unimproved land assemblage comprised of 24 parcels available for lease or sale.

Municipality

Unincorporated

County

New Castle

Tax Parcel Number

09-01.800-028 through 09-01.800-052

Total Land Area

65± acres

Zoning

I-UDC-Industrial

Comments

Access from Route 72. Excellent signage exposure from I-95

72

95

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Access & Visibility

Woodland Industrial Park provides frontage on both I-95 and Old Baltimore Pike, providing optimal visibility and signage opportunity.

Parcels in Assemblage

Parcel Number	Address	Lot Size	Zoning
1101000058	0 Brookhill Drive	0.97	I-UDC-Industrial
1101000090	0 Brookhill Drive	0.88	I-UDC-Industrial
1101000013	103 Woodland Park Circle	2.3	I-UDC-Industrial
1101000084	105 Woodland Park Circle	2.04	I-UDC-Industrial
1101000083	107 Woodland Park Circle	1.76	I-UDC-Industrial
1101000086	108 Woodland Park Circle	1.25	I-UDC-Industrial
1101000082	109 Woodland Park Circle	1.42	I-UDC-Industrial
1101000087	110 Woodland Park Circle	1.5	I-UDC-Industrial
1101000081	111 Woodland Park Circle	0.98	I-UDC-Industrial
1101000086	112 Woodland Park Circle	2.05	I-UDC-Industrial
1101000080	113 Woodland Park Circle	0.92	I-UDC-Industrial
1101000085	114 Woodland Park Circle	1.47	I-UDC-Industrial
1101000089	206 Woodland Park Circle	2.72	I-UDC-Industrial
0903700145	901 Woodland Park Road	1.77	I-UDC-Industrial
0903600001	902 Woodland Park Road	3.15	I-UDC-Industrial
0903700144	903 Woodland Park Road	1.34	I-UDC-Industrial
0903700143	905 Woodland Park Road	1.11	I-UDC-Industrial
0903700142	907 Woodland Park Road	2.08	I-UDC-Industrial
0903700141	909 Woodland Park Road	3.1	I-UDC-Industrial
0903600018	910 Woodland Park Road	8.31	I-UDC-Industrial
0903600017	911 Woodland Park Road	2.26	I-UDC-Industrial
0903600016	913 Woodland Park Road	3.12	I-UDC-Industrial
0903600014	914 Woodland Park Road	5.74	I-UDC-Industrial
0903600015	915 Woodland Park Road	4.27	I-UDC-Industrial

Zoning

New Castle County Industrial Zoning Code

A This district retains the older industrial areas. The character of these areas is suburban transition. Many of these areas are existing industrial parks. In keeping with evolving employment trends, a wider range of uses is permitted.

B The intensities of this district are intended to encourage industrial types of uses.

C Exterior storage is permitted, but is limited and must be screened from the view of collector or arterial roads.

D This district is intended to work in general unison with the OR and BP zoning districts to provide for a wide variety of uses by both location and general character to permit a consistency of employment related uses throughout the County.

New Castle County Business Park Zoning Code

A This district permits office, manufacturing, light industrial, warehousing, and uses that support them. The land use restrictions ensure the land best suited for this use is available.

B Moderate to high intensities are permitted to achieve maximum land utilization. This development pattern provides a suburban transition character. The area is intended to attract business and industry.

C Design standards provide for a high quality business park character. The interior land, screened from main roads, may develop at higher intensities with less landscaped area. Such practices will maximize land use.

D Limits are placed on exterior storage to ensure an environment that encourages the mix of high quality office with other major employment generating uses.

E This district is intended to work in general unison with the OR and I zoning districts to provide for a wide variety of uses by both location and general character to permit a consistency of employment related uses throughout New Castle County.

Zoning

New Castle County Office Regional Zoning Code

A

This district is intended to accommodate large regional employment centers that are primarily office employment together with support type uses.

B

The character of this district is suburban transition with tall buildings and floor area ratios compatible with the concentration of jobs.

C

Other land uses that support office employment are permitted within the buildings and in larger developments as freestanding uses. Transit stop facilities shall be built into the development to reduce automobile traffic on surrounding roads. Mixed use structures are permitted for the same reason.

D

This district is intended to work in general unison with the BP and I zoning districts to provide for a wide variety of uses by both location and general character to permit a consistency of employment related uses throughout the County.

(Ord. No. 97-172, § 3(ch. 13, § 02.224), 12-31-1997; Ord. No. 08-096, § 1, 11-25-2008; Ord. No. 10-113, § 1(Exh. A), 1-18-2011)

New Castle County

Zoning Code Approved Uses for OR, BP and I Zones

Office, agriculture, agricultural support and other rural services, colleges, hospitals, public service, light industry, utilities, maintenance facilities, corporate guest house.

TABLE 40.03.110A GENERAL USE TABLE

Zoning District (Urban and Suburban-Transition Character)

Y=permitted, N=prohibited, L=limited review, S=special use review, A=accessory

LAND USE	OR	BP	I
Agricultural			
Agriculture (includes uses pursuant to Delaware Law)	Y	Y	Y
Clearing	L	L	L
Farmstead	N	N	N
Farm market	L	L	L
Commercial stables	N	N	N
Residential			
Single-family, detached	N	N	N
Open space subdivision, option 1	N	N	N
Open space subdivision, option 2	N	N	N
Single-family, attached	N	N	N
Open space planned	N	N	N
Apartments	N	N	N
Apartment conversions	N	N	N
Commercial apartments	N	N	N
Hamlet	N	N	N
Village	N	N	N
Group home	N	N	N
Manufactured home park	N	N	N
Small single-family	N	N	N
Home Uses			
Day care, family/large family	N	N	N
Home occupation	N	N	N
Home business	N	N	N

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LAND USE	OR	BP	I
Home Uses (Continued)			
Cottage industry	N	N	N
Institutional			
Assembly and worship	L	L	L
Schools	L	L	L
Colleges	Y	Y	Y
Institutional, regional	L	L	L
Institutional, neighborhood	L	L	L
Institutional, residential (Type I)	N	N	N
Institutional, residential (Type II)	N	N	N
Protective care	S	S	S
Public service	Y	Y	Y
Hospitals	Y	Y	Y
Commercial			
Adaptive reuse, historic building	L	L	L
Adult uses	N	N	N
Agricultural support and other rural services	Y	Y	Y
Bed and breakfast	N	N	N
Commercial lodging	L	L	L
Commercial retail and service	L	L	L
Corporate guest house	Y	Y	Y
Craft alcohol production establishment	N	L	L
Drive-in facility	L	L	L
Heavy retail and service	N	N	Y
Light automobile service	L	L	Y
Mixed use	L	N	N
Restaurants	L	L	L
Office	Y	Y	Y

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LAND USE	OR	BP	I
Commercial (Continued)			
Shopping center	N	N	N
Vehicular sales, rental and service	N	N	N
Recreation and Amusement			
Campground	N	N	N
Recreation, high intensity	S	S	S
Recreation, low intensity	L	L	L
Resort	N	N	N
Industrial Uses			
Compost operations	N	N	L
Extraction	N	N	N
Heavy industry	N	N	N
Light industry	L	Y	Y
Recycling or storage	L	L	L
Utilities, maintenance facilities	Y	Y	Y
Utility, minor	L	L	L
Utility, major	S	S	L
Solar energy system, large-scale	L	L	L
Other Uses			
Airports	L	L	L
Commercial communications towers	L	L	L
Community recycling bins	A	A	A
Exterior lighting for outdoor recreational uses	S	S	S
Park and ride facility	L	L	L
Parking structures	S	S	S
Temporary Uses			
Temporary storage, office or classroom modulares or trailers	L	L	L
Concrete/asphalt batch plant	N	N	L

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LAND USE	OR	BP	I
Temporary Uses (Continued)			
Contractor's office	L	L	L
Model homes/sale office	N	N	N
Commercial temporary outdoor sales	N	N	N
Public interest and special events	L	L	L
Temporary miscellaneous sales	N	N	N

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Wills Elliman, MCR, SIOR
Senior Managing Director
302.275.4297
wills.elliman@nmrk.com

Brett DiClemente
Associate Director
302.598.8071
brett.diclemente@nmrk.com

1521 Concord Pike
Suite 301
Wilmington, DE 19803
302.655.0600
nmrk.com