

DELAWARE MEMORIAL BRIDGE



807,240 SF INDUSTRIAL FOR LEASE

THE GATEWAY TO THE NORTHEAST CORRIDOR

120 PICCARD RD, NEW CASTLE, DE 19720



STOLTZ



PGIM



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PROPERTY SPECIFICATIONS



CLICK ICONS TO VIEW

AVAILABLE: 807,240 SF

OFFICE SPACE:

- » 5,000 SF GROUND OFFICE
- » 3,400 SF MEZZANINE OFFICE

TRAILER PARKING: 182 (EXPANDABLE)

CAR PARKING: 455

CLEAR HEIGHT: 40'

TRUCK COURT: 185' DEEP

LIGHTING: LED WITH OCCUPANCY SENSORS

BAY SIZE:

- » 56' X 60' COLUMN SPACING FOR LOADING BAY
- » 56' X 50' COLUMN SPACING FOR TYPICAL BAY

BUILDING SPECS:

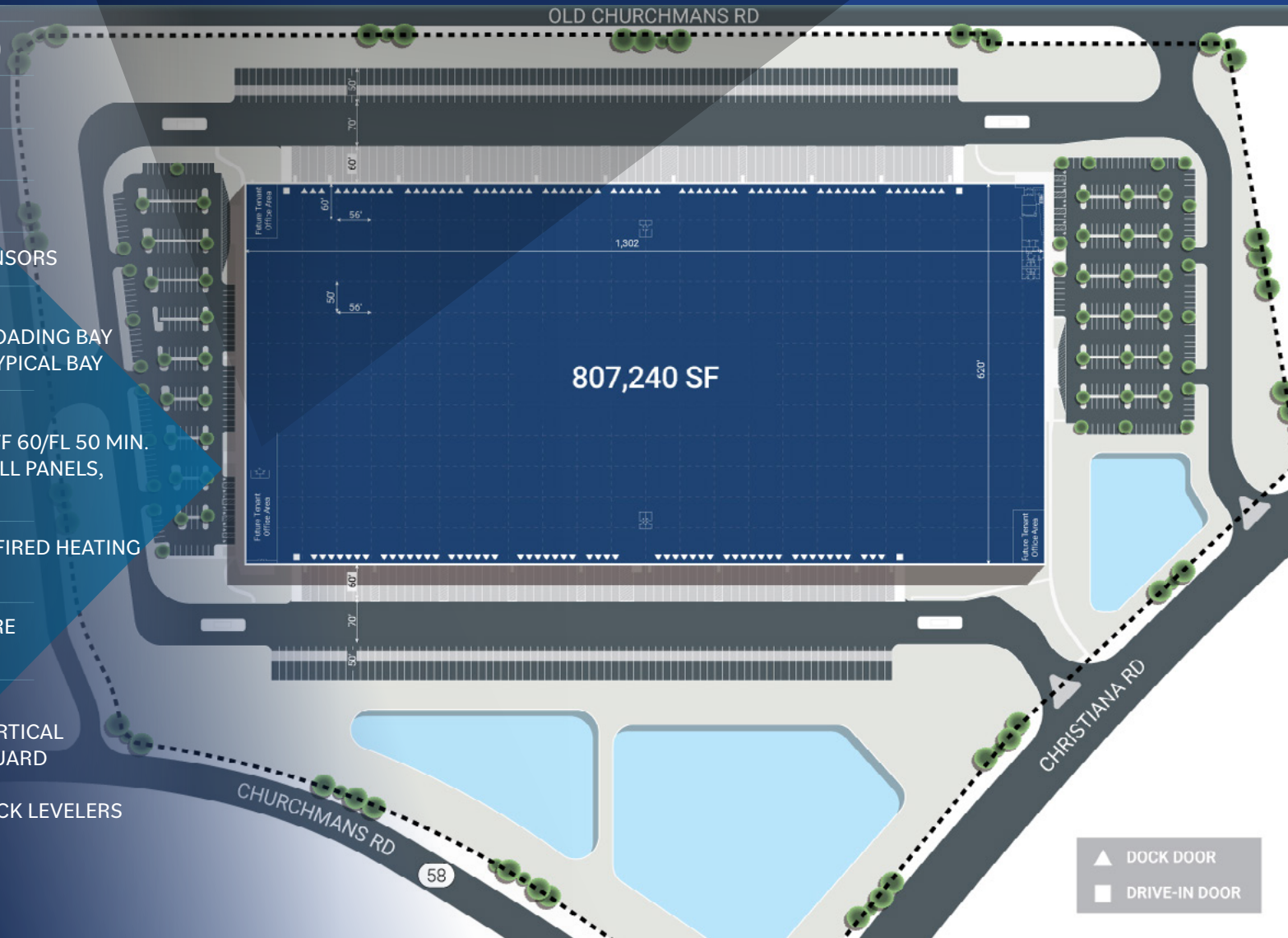
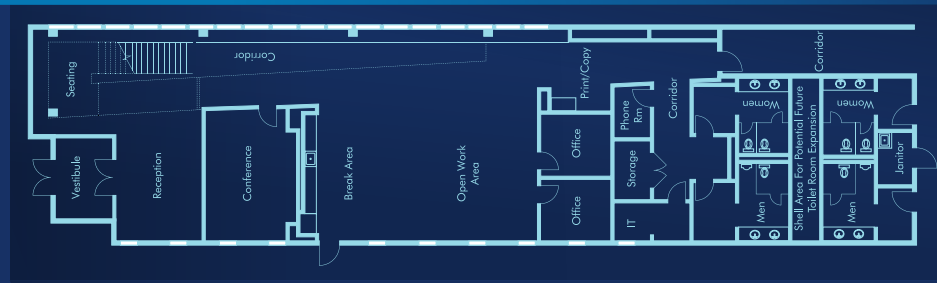
- » 8" THICK, 4,000 PSI FLOOR SLAB, FF 60/FL 50 MIN. AVERAGE PRECAST CONCRETE WALL PANELS, R-VALUE OF R-16.0

HVAC: ROOF MOUNTED, DIRECT GAS-FIRED HEATING AND VENTILATION SYSTEM

SPRINKLERS: FM COMPLIANT ESFR FIRE SUPPRESSION SYSTEM

DOCK POSITIONS:

- » (120) 9' X 10' INSULATED STEEL VERTICAL LIFT OVERHEAD DOORS WITH Z-GUARD TRACK PROTECTION
- » 7' X 8' 40,000 LB MECHANICAL DOCK LEVELERS
- » (4) 12' X 16' DRIVE-IN DOORS



ACCESS MAP



CLICK ICONS TO VIEW



NORTH TO PHILADELPHIA
AND NEW YORK CITY
36 MILES | 123 MILES



EXIT 5A
3.2 MILES | 6 MIN



WILMINGTON AND PORT
OF WILMINGTON
6.4 MILES | 7.8 MILES

EXIT 165C
3.6 MILES | 6 MIN

NJ TURNPIKE
8 MILES

DELAWARE MEMORIAL
BRIDGE
4.9 MILES

I-95
DE LOGISTICS

SOUTH TO BALTIMORE
AND WASHINGTON DC
70.6 MILES | 104 MILES

LOCATION HIGHLIGHTS

EXIT 5A
3.2 MILE | 6 MIN

EXIT 165C
3.6 MILES | 6 MIN

DELAWARE
MEMORIAL BRIDGE
4.9 MILES

NJ TURNPIKE
8 MILES

INGRESS →
EGRESS ←

IMMEDIATE LABOR



WAREHOUSE WORKERS

\$17.86 Avg Hourly Earnings

30 MIN	45 MIN	60 MIN
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16,541	42,412	94,283
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2024 Resident Workers

21%	16%	13%
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Past 5-Year Growth

2,673	4,048	5,361
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Net Commuters



FORKLIFT DRIVERS

\$19.51 Avg Hourly Earnings

30 MIN	45 MIN	60 MIN
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4,602	7,208	11,879
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2024 Resident Workers

161%	99%	71%
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Past 5-Year Growth

1,543	1,291	262
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Net Commuters



MANUFACTURING & FABRICATING

\$19.79 Avg Hourly Earnings

30 MIN	45 MIN	60 MIN
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1,595	4,609	10,426
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2024 Resident Workers

60 MINS
5,036,024

45 MINS
2,178,648

30 MINS
875,272



HOVER ON DRIVE TIMES TO VIEW

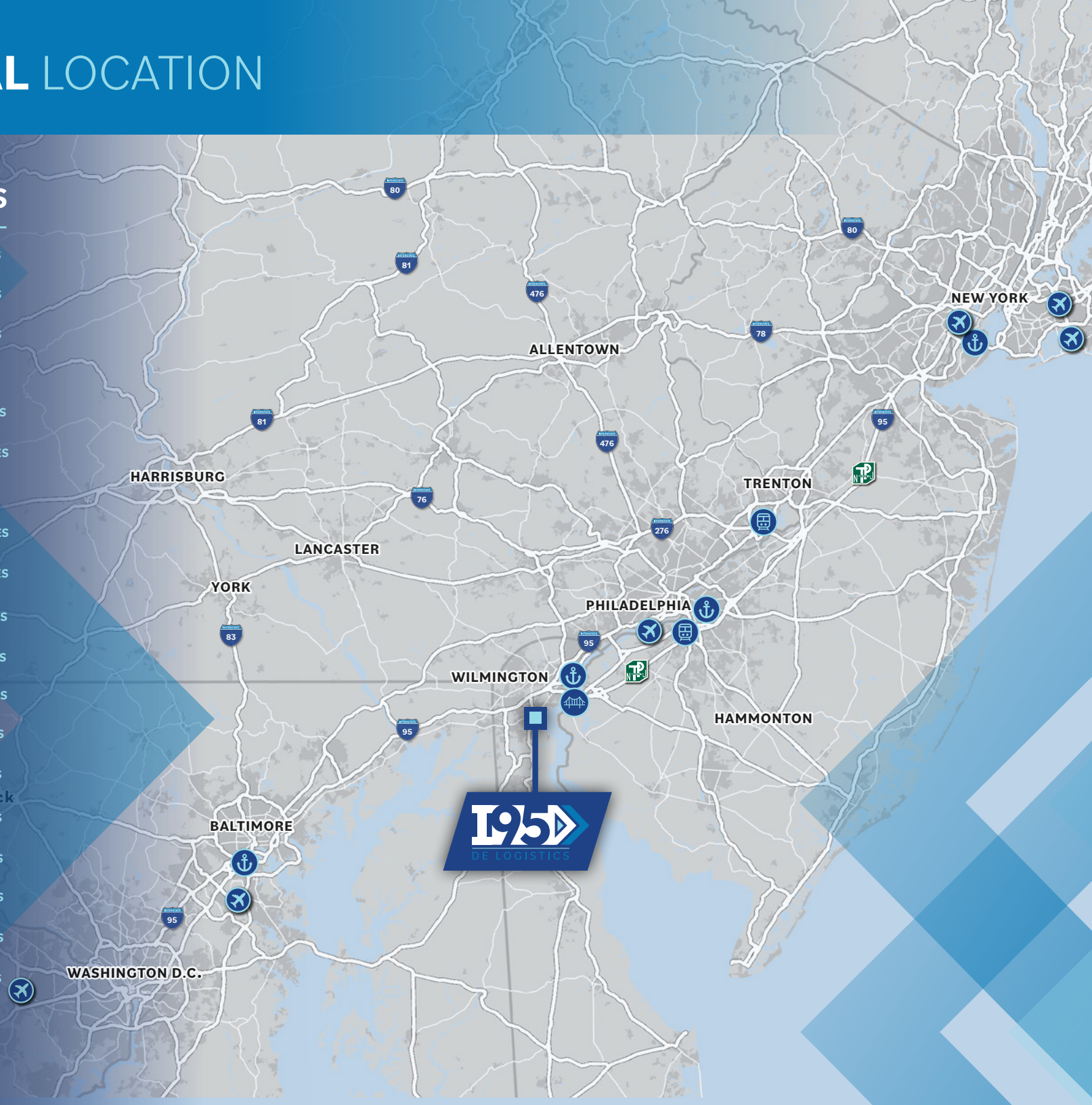
REGIONAL LOCATION

KEY ACCESS POINTS

I-95	3.2 MILES
 DELAWARE MEMORIAL BRIDGE	4.9 MILES
 WILMINGTON, DE	6.4 MILES
 PORT OF WILMINGTON	7.8 MILES
 PHILADELPHIA INT'L AIRPORT	28.1 MILES
 PHILADELPHIA, PA	34.8 MILES
 CSX INTERMODAL PHILADELPHIA	36 MILES
 PHILAPORT	40.3 MILES
 NS INTERMODAL MORRISVILLE	63.2 MILES
 BALTIMORE, MD	70.6 MILES
 PORT OF BALTIMORE	70.7 MILES
 BWI INT'L AIRPORT	75.8 MILES
 WASHINGTON D.C.	104 MILES
 NEWARK LIBERTY INT'L AIRPORT	113 MILES
 PORT NEWARK/ ELIZABETH	116 MILES
 NEW YORK, NY	123 MILES
 DULLES INT'L AIRPORT	129 MILES
 JOHN F. KENNEDY INT'L AIRPORT	136 MILES
 LAGUARDIA INT'L AIRPORT	141 MILES

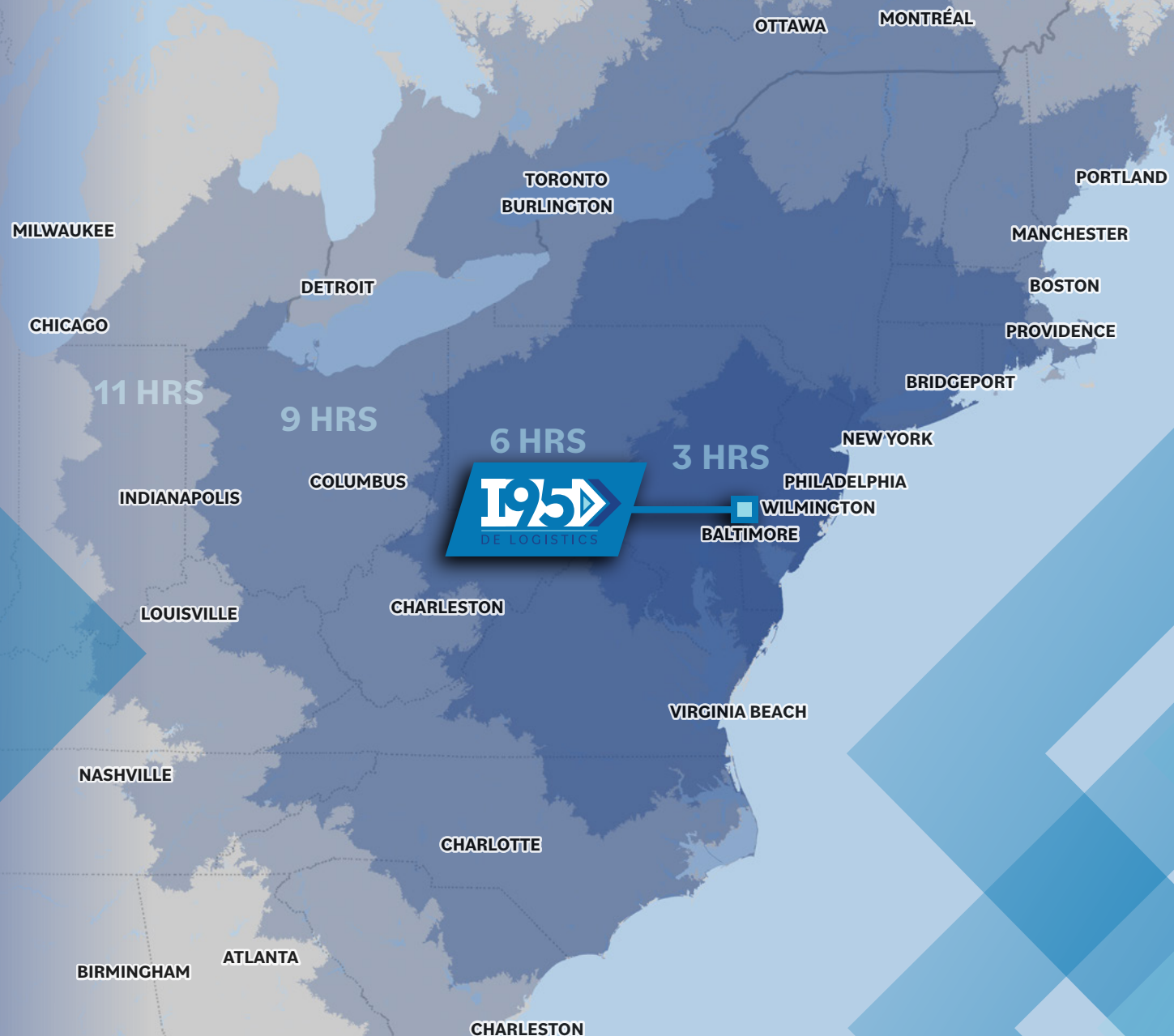


HOVER ON ICONS TO VIEW



REGIONAL DISTRIBUTION

DISTRIBUTION REACH



HOVER ON DRIVE TIMES TO VIEW

NATIONAL CONNECTIVITY

DISTRIBUTION REACH

SEATTLE

PORTLAND

BOISE

BILLINGS

SALT LAKE CITY

CHEYENNE

DENVER

SAN FRANCISCO

LAS VEGAS

LOS ANGELES

SAN DIEGO

PHOENIX

ALBUQUERQUE

SAN ANTONIO

AUSTIN

HOUSTON

DALLAS

WICHITA

KANSAS CITY

OMAHA

DES MOINES

SIOUX FALLS

MINNEAPOLIS

MILWAUKEE

CHICAGO

DETROIT

TORONTO

OTTAWA

MONTRÉAL

PORTLAND

MANCHESTER

BOSTON

PROVIDENCE

NEW YORK

PHILADELPHIA

COLUMBUS

BALTIMORE

CHARLOTTE

VIRGINIA BEACH

NASHVILLE

CHARLOTTE

ATLANTA

CHARLOTTE

BIRMINGHAM

JACKSON

NEW ORLEANS

JACKSONVILLE



HOVER ON DRIVE TIMES TO VIEW

STOLTZ



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