



±2,371,850 SF Available  
Delivering Q4 2023

# LogistiCenter<sup>SM</sup> at New Castle County

Jamison Corner Road | Middletown, DE



[Dermody.com](https://www.Dermody.com)

# Building Specifications



**Building 1**  
±1,409,850 SF

±243 Dock Doors  
±551 Trailer Stalls  
±537 Auto Stalls

**Building 2**  
±962,000 SF

±156 Dock Doors  
±350 Trailer Stalls  
±507 Auto Stalls

## Building 1

Footprint	±1,409,850 SF
Divisibility	TBD
Office Area	±2,000 SF spec office
Clear Height	40'
Column Spacing	TBD
Speed Bay	60'
Truck Court Depth	190'
Dock-High Doors	±243
Grade-Level Doors	4
Car Parking	±537
Trailer Parking	±551
Power	4,000 amps
Fire Suppression	ESFR
Lighting	LED, motion activated, 25' whips
Floor	8" unreinforced

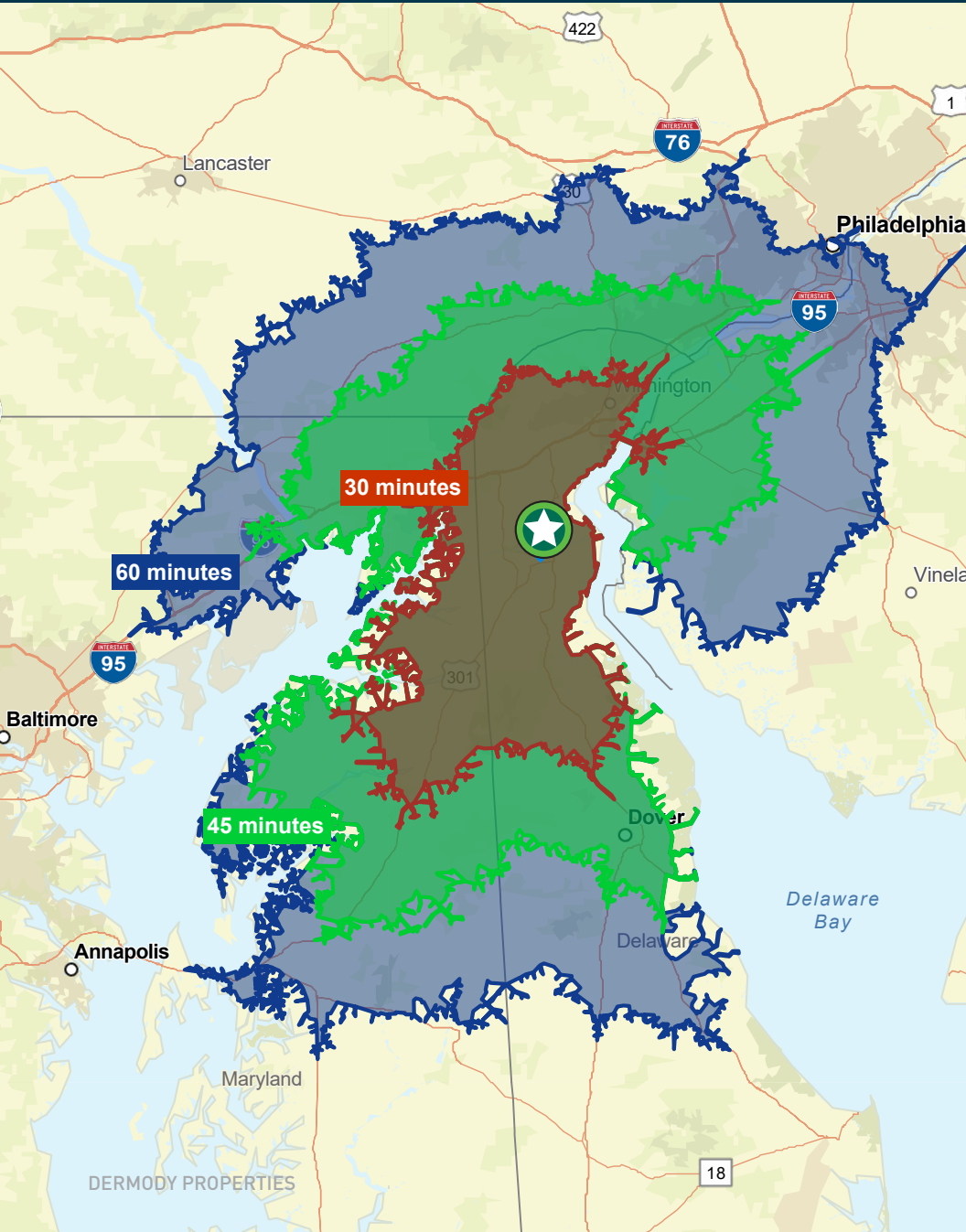
## Building 2

Footprint	±962,000
Divisibility	TBD
Office Area	±2,000 SF spec office
Clear Height	40'
Column Spacing	TBD
Speed Bay	60'
Truck Court Depth	190'
Dock-High Doors	±156
Grade-Level Doors	4
Car Parking	±507
Trailer Parking	±350
Power	4,000 amps
Fire Suppression	ESFR
Lighting	LED, motion activated, 25' whips
Floor	8" unreinforced

### Utility Providers

Electric	Delmarva Power & Light
Natural Gas	Delmarva Power & Light
Water	Artesian Water
Sewer	New Castle County Public Works

# Labor & Population



## Drive Times:

	30 MINUTES	45 MINUTES	60 MINUTES
Total Population	548,998	1,106,637	2,464,968
Total Labor Force	275,070	555,036	1,268,864
Blue Collar %	19%	20%	19%
Unemployment Rate	6.0%	6.3%	6.8%
Median Household Income	\$72,133	\$74,585	\$73,963

- Dense population base of 2.5 million people within a 60-minute drive time.
- 10 minute drive to I-95 providing direct highway connection to the major metropolitan centers of Philadelphia, New York, and Baltimore/DC.
- Labor force of 275,070 people within a 30-minute drive time (19% blue collar).
- Ideal location for a warehouse/distribution facility located in a business-friendly state that has the 6th lowest property tax burden in the country.

LOCATON	MILES	MINUTES
R-301	Immediate Access	1 Minute
R-1	2.5 Miles	3 Minutes
I-95	13.3 Miles	13 Minutes
Philadelphia	48.9 Miles	55 Minutes
Baltimore	75.4 Miles	1 Hour 15 Minutes
Washington D.C.	100 Miles	1 Hour 47 Minutes
New York City	138 Miles	2 Hours 19 Minutes
Boston	351 Miles	5 Hours 32 Minutes



# Drive Times

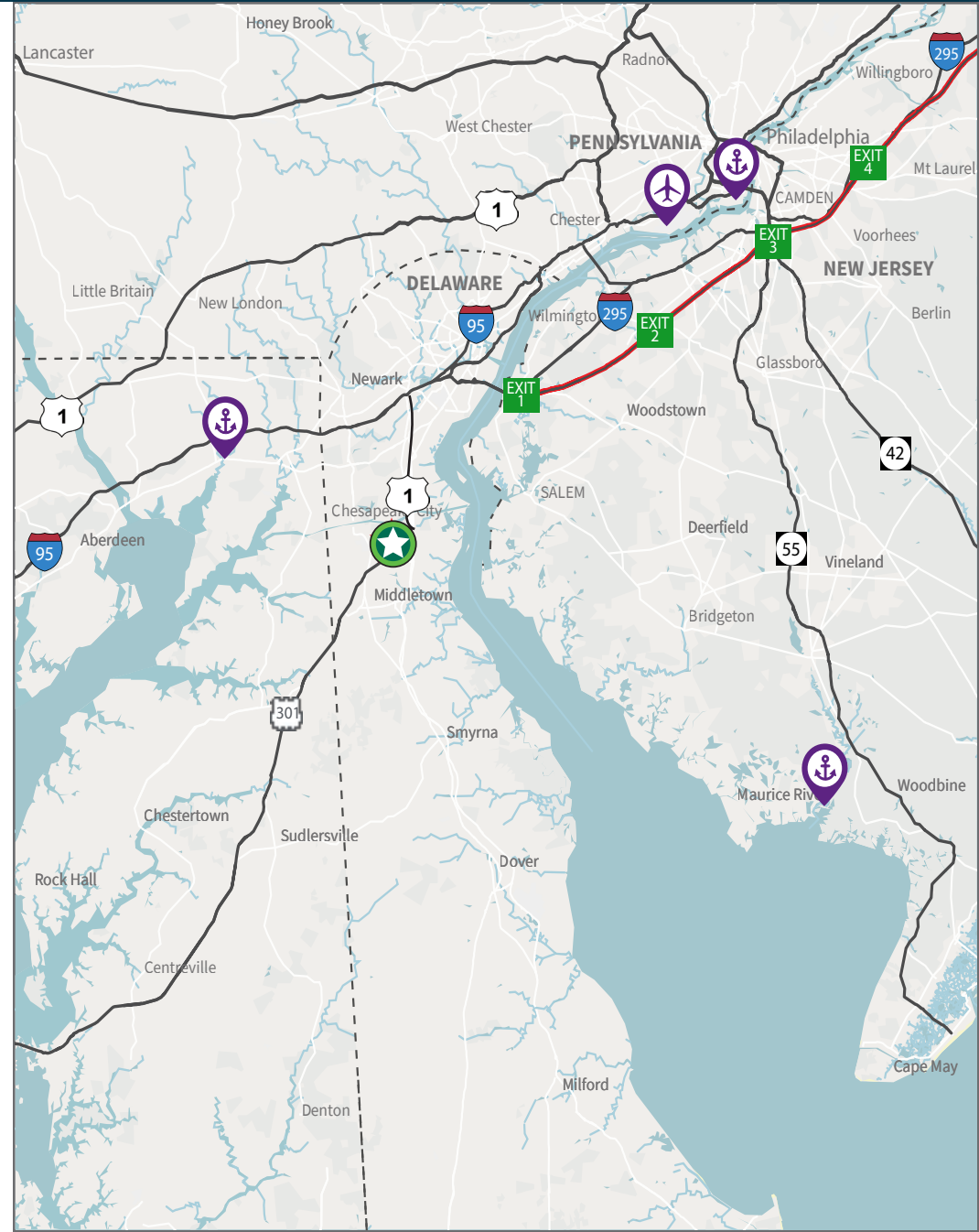
# I-95 Corridor

The I-95 Corridor provides connectivity between major cities along the Eastern Seaboard from Washington D.C. to Boston, MA. The strategic location of LogistiCenter<sup>SM</sup> at New Castle County serves as a middle point between these major MSAs and is located in Delaware, which has proven to be a business-friendly state.

LogistiCenter<sup>SM</sup> at New Castle County allows for efficient access to Ports and Airports along the East Coast. The combination of location, interstate accessibility and a deep affordable labor base creates an ideal scenario for users to achieve their supply chain and logistics goals.



DERMODY PROPERTIES





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## About Dermody Properties

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested more than \$6.2 billion of total capital across all platforms nationwide, having acquired and developed approximately 100 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas and New Jersey. For more information, visit [www.Dermody.com](http://www.Dermody.com).

## About the LogistiCenter<sup>SM</sup> Brand

LogistiCenter<sup>SM</sup> is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter<sup>SM</sup> facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.



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