



**AVAILABLE**

# 415 OLD AIRPORT RD

**NEW CASTLE, DE**

1.9AC Heavy Industrial Site

**JOE LANGE**

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# PROPERTY OVERVIEW



2,592SF service-shop facility on 1.9 acre site



Immediate access to I-95, I-295, & I-495 corridor  
(±437,142 vehicles per day)



Fully secured & stabilized lot - fenced and gated  
with compacted stoned yard



Heaviest Industrial zoning possible, permits the  
most intensive operations and uses



Oversized grade level drive-in bays can clear  
tractor trailers and heavy equipment



Industrial facility is outfitted with existing private  
office space and one full restroom with a shower

## IDEAL FOR



**GENERAL  
CONTRACTOR**



**EQUIPMENT  
SUPPLY YARD**



**TRUCKING  
FACILITY**



**TRAILER  
STORAGE**



**AUTOMOTIVE  
STORAGE**





# SITE ACCESS & LOCATION MAP



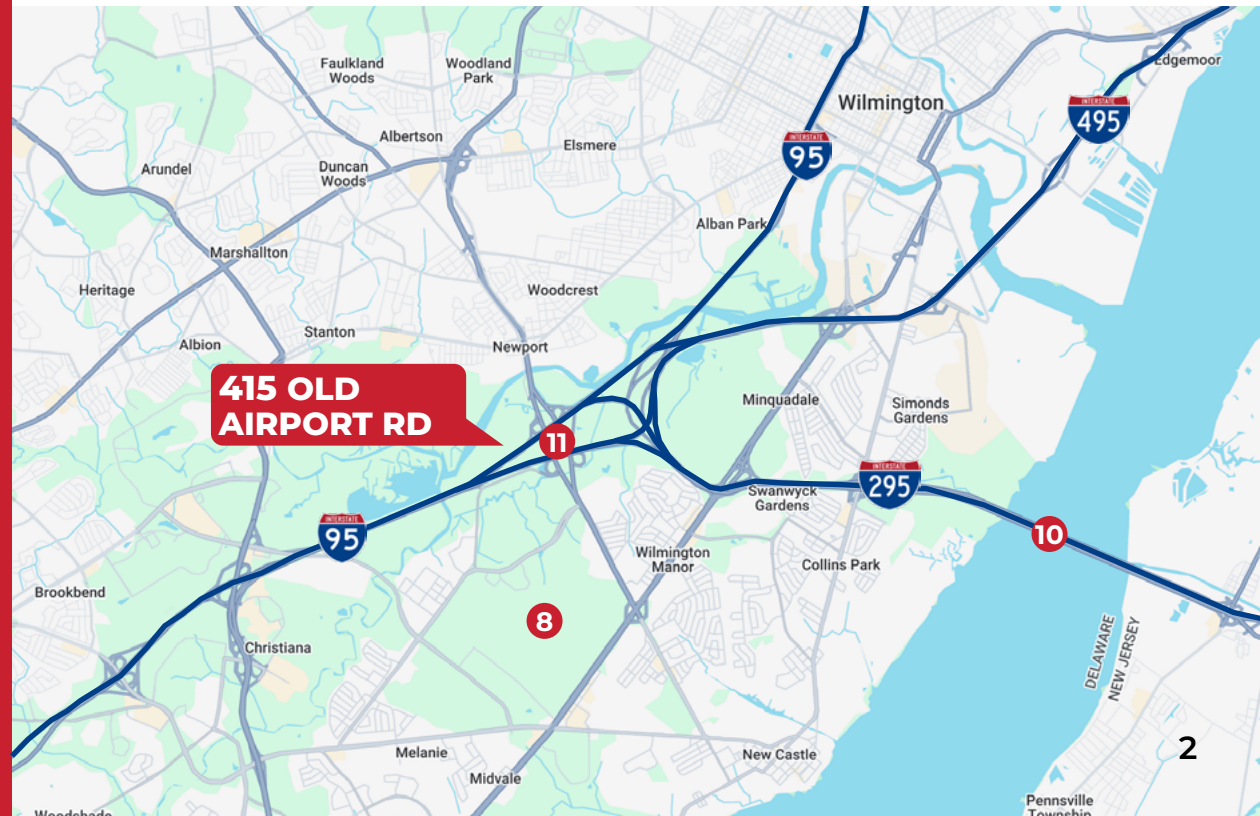
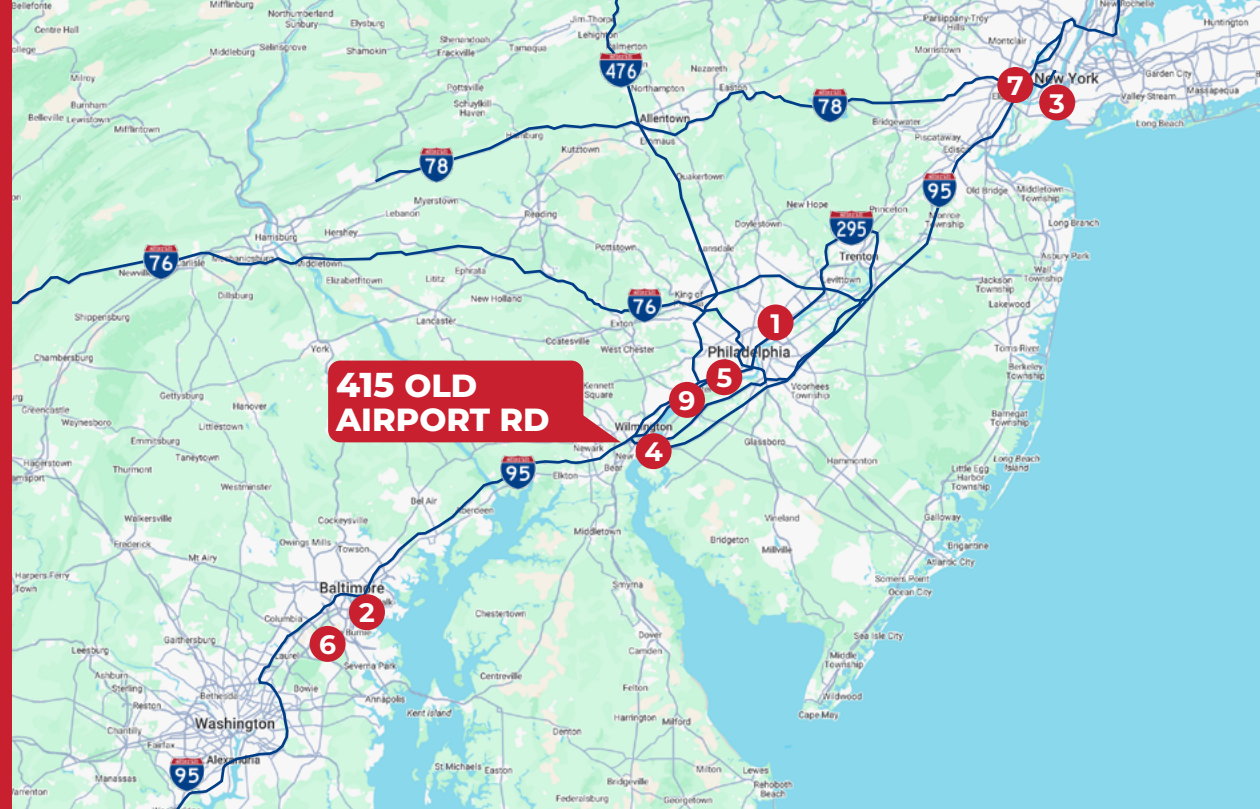
- 1 Port of PHL**  
38 Miles
- 2 Port of Baltimore**  
70 Miles
- 3 Port of New Jersey & New York**  
115 Miles
- 4 Port of Wilmington**  
5.5 Miles



- 5 PHL International Airport**  
35 Miles
- 6 Baltimore/Washington International Airport**  
75 Miles
- 7 Newark Liberty International Airport**  
111 Miles
- 8 Wilmington Airport**  
3 Miles



- 9 Commodore Barry Bridge**  
18 Miles
- 10 Delaware Memorial Bridge**  
5 Miles
- 11 I-95, I-295, I-495 Corridor**  
1 Miles



# POPULATION DENSITY

98.6M

U.S. POPULATION  
REACHED

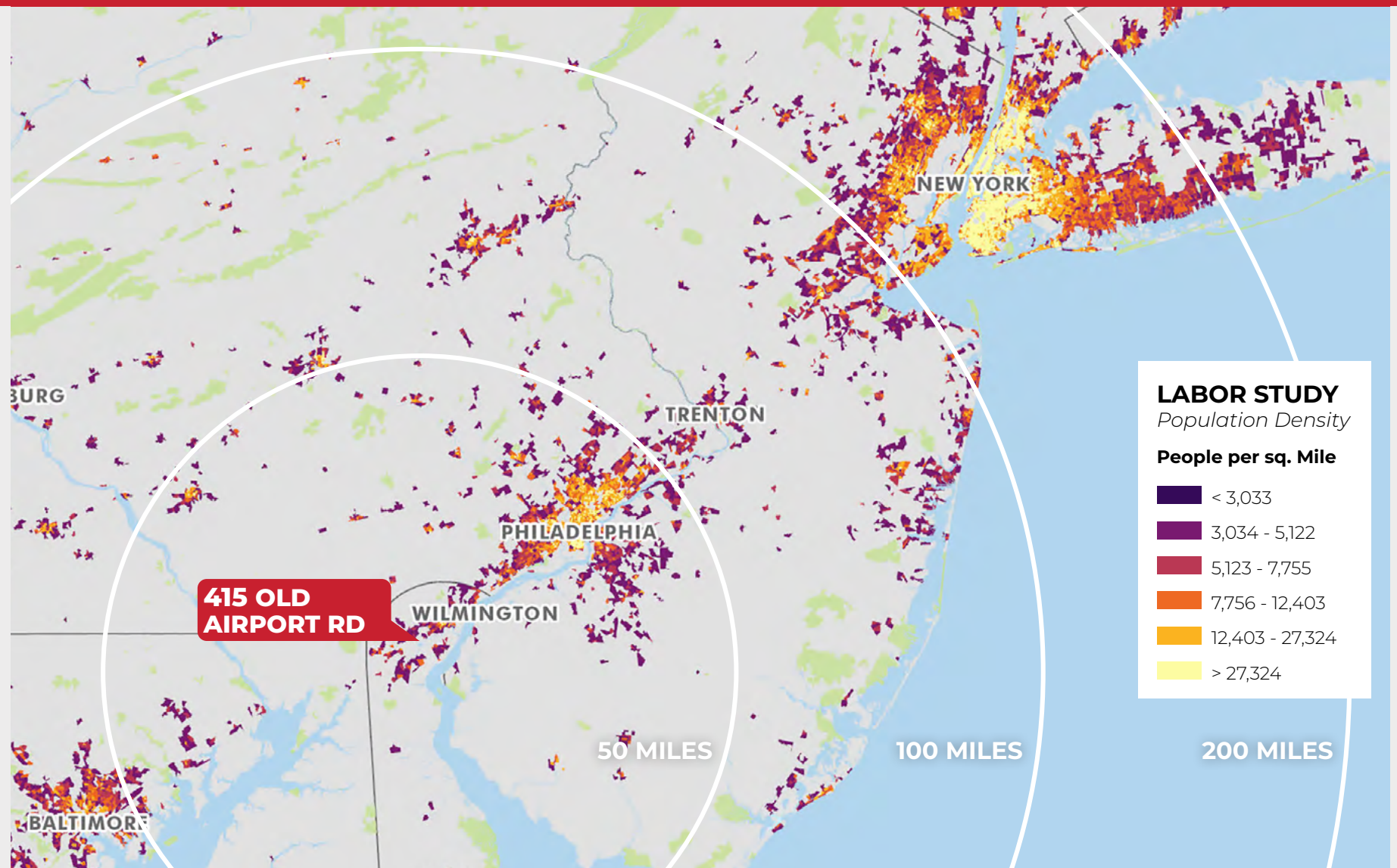
23.3M

U.S. MILLENNIAL  
POPULATION REACHED

30%

OF U.S. POPULATION  
REACHED

*\*450 mile radius*





# CORPORATE NEIGHBORS







# 415 OLD AIRPORT RD



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