

AVAILABLE

For Lease



100,000 S.F.

Warehouse/Distribution/Manufacturing

955 River Road, New Castle, Delaware

Built For **You**

Industrial



Professional



Luxury Living



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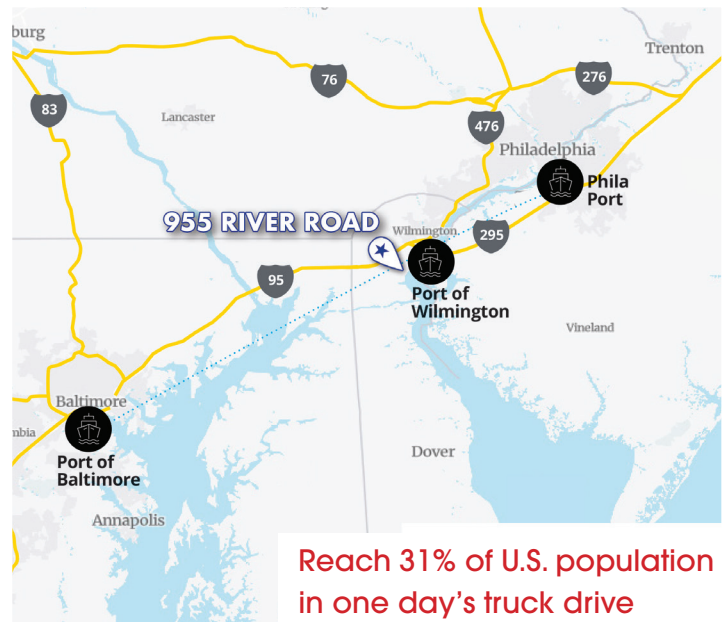
Highlights

- Minutes from I-95
- Serving Philadelphia MSA
- HI Zoning
(Heavy Industrial, Distribution/Fulfillment)
- Abundant Area Labor Force

Strategic Location

955 River Road is strategically located with access to I-95, the Pennsylvania Turnpike (I-276), and the New Jersey Turnpike (I-295), a premier location for logistical users with immediate multi-directional highway access, and deep labor pool.

The Property's location provides low occupancy costs compared to the New York City metro and intercity Philadelphia area. Given its proximity to the infrastructure and populations of Philadelphia, New Jersey, New York, Baltimore, and surrounding areas, this location will enhance a company's logistical efficiency. Now that consumers and businesses have come to expect expedited delivery times, demand for industrial space with immediate access to dense, urban areas has become critical for e-commerce and retail supply chains as well as for B2B users.

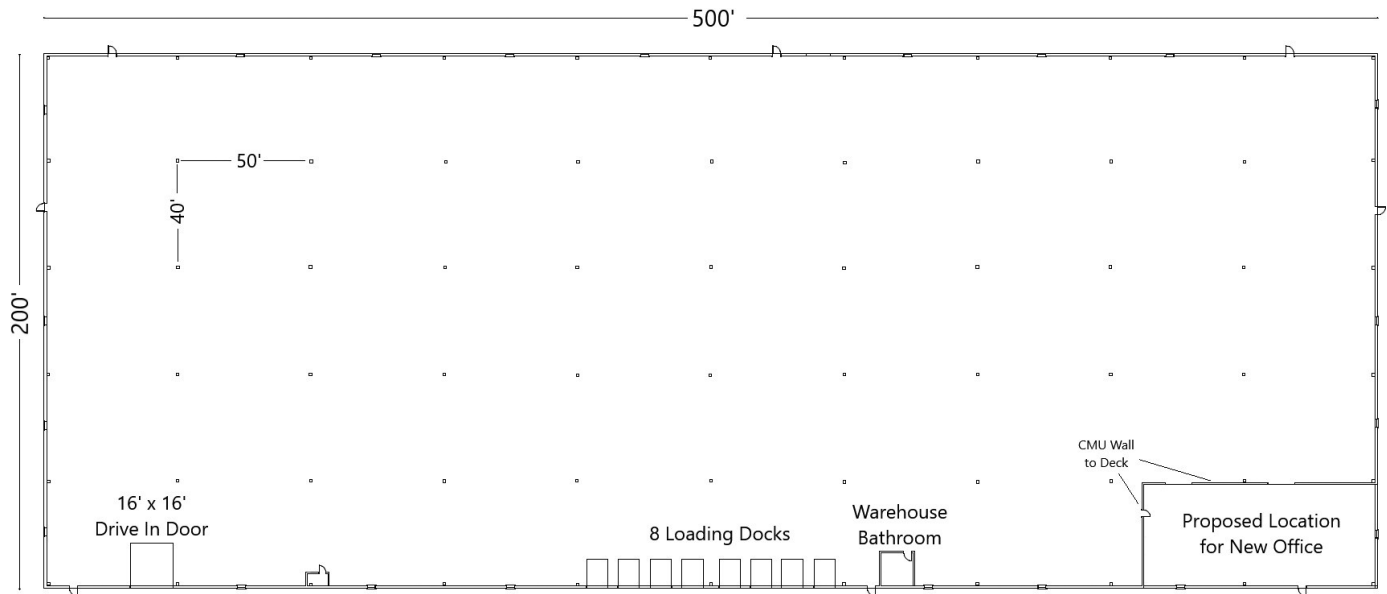


For more information call: **Thomas Harvey** (302) 323-9300 Ext.115
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Description

Total Building SF: 100,000 SF + exterior yard space / trailer parking

Site Size: 6.67 acres, fully fenced perimeter

Walls: CMU

Roof: New 2018, 20 Year Warranty

Ceiling Height: 16'6" - 18' Clear height

Column Spacing: 40' depth x 50' width

Loading Bays: Eight (8) 8' w x 10' h, pit levelers

Drive-In Doors: One (1) 16'x16' drive in door

Fire Suppression: Full dry sprinkler

Lighting: LED

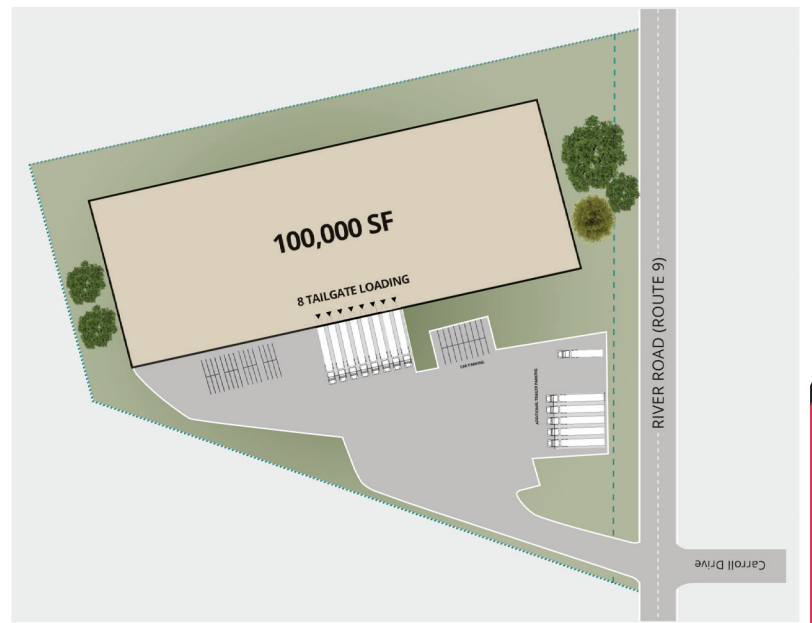
Power: 1,200 Amp/480 Volt/ 3 Phase

Office Area Build to Suit

Restrooms: (1) warehouse restroom

Natural Gas: Yes

Zoning: HI - Heavy Industrial



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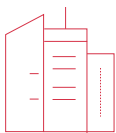


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Site offers convenient access to the Delaware Memorial Bridge, Port of Wilmington and the entire northeast corridor.



- Philadelphia – 34 Miles
- Baltimore – 76 Miles
- Washington, D.C. – 109 Miles
- New York City – 124 Miles



- Port of Wilmington – 7 Miles
- PhilaPort – 43 miles
- Port of Baltimore – 70 miles
- NY & NJ Ports – 350 miles

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Why Do Business in Delaware?

Delaware, known as a Place of Endless Discoveries, is an exceptional place to work, live and play. Delaware's combination of industry-leading companies, strategic location and robust infrastructure amount to one thing: one of the nation's most concentrated manufacturing and logistics clusters.

Top Reasons to do Business in Delaware

1. An efficient business climate that delivers proven results

- Delaware has an accessible and business-friendly government
- Home to over 60% of Fortune 500 companies, Delaware enjoys the most powerful legal, governing and tax regulations to strategically position your company in today's business world.

2. Low Costs, High ROI

- Ranked America's No. 6 business environment by U.S. News & World Report.
- Cost of doing business is 16 percent below the national average.
- Ranked among the Mid-Atlantic's top three most affordable states.
- Delaware median household income 10 percent higher than the national average.
- High wage job opportunities in lucrative industries.

3. Favorable Tax Climate

- Delaware has no sales tax, no personal property tax, no inventory tax, and no value-added tax (VAT).
- Corporate income tax rate of 8.7%, one of the most competitive rates in the Mid-Atlantic.

4. Innovation

- Building innovative solutions to deliver to the world: Delaware is the No.1 state for patents per capita
- Premier free trade zone with alternative Site Framework, which allows individual businesses throughout the state to import, export, assemble, warehouse and distribute products using imported materials and reduce or eliminate customs duties and federal excise taxes.

5. Manufacturing goods industry is worth \$5 billion

- More than 96% of global exports come from manufacturing, encompassing Fortune 500 companies in chemical, advanced materials, agriculture and biosciences.
- Manufacturing leadership creating deep supply chains that support the market entry and growth of new businesses.

6. Transportation & Infrastructure – Delaware is part of the nation's seventh-largest metropolitan area.

- Five airports within proximity and Wilmington Airport (ILG) allow business class aircraft to operate seamlessly from Delaware.
- Interstates 95, 295 and 495 provide a network reaching 30% of U.S. consumers within a one-day drive.
- Delaware offers freight and commercial rail service to reach 50 million people with 250 miles, including: Norfolk Southern, CSX Corporation, and Amtrak.
- The Port of Wilmington is North America's leading fresh fruit port, with the largest dockside refrigerated complex on the continent serving more than 200 million consumers. Port capacity is expected to quintuple with Gulfstream's \$600 million investment, creating the largest logistics facility in the mid-Atlantic.

7. Utilities & Energy

- America's No. 1 State for Fastest Internet, w/ electric rates up to 20% lower than other Mid-Atlantic states.

8. Quality of Life & Tourism

- Delaware is home to a growing arts, food, sports and outdoor recreation industries.
- From our sandy Atlantic Ocean beaches and dynamic towns to our global, multicultural residents, Delaware offers a fun, unique lifestyle.
- The Coastal Delaware resort towns in Sussex County generate nearly \$2 billion to the local economy, providing more than 18,000 jobs (16% of the county's total workforce).

Source: Delaware Prosperity Partnership

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