

27,000 +/- SF Warehouse Space
First State Logistics Park
2051 Old Cooches Bridge Road
Newark, DE 19702



AVAILABLE SPACE FOR SUBLEASE

Bays 6 & 7: 13,500 to 27,000 +/- SF

Sublease Rate: Negotiable

Date Available: 2/1/25

Term: Month-to-month up to 2 years

Tim Plemmons, MICP

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tplemmons@emoryhill.com

PROPERTY DESCRIPTION

Newly constructed Class A warehouse space for sublease proximate to the I-95 corridor in Newark, DE. Location is within an hour drive of 3 ports (Wilmington, Philadelphia, and Baltimore).

SPACE HIGHLIGHTS

· Clear Height: 40'

Space Dimensions: 205' x 108'

· Column Spacing: 54' x 48'

Speed Bay: 60'Floor: 8" slab

Sprinkler: ESFR

Loading: 5 dock doors

Trailer Parking: 10 or more

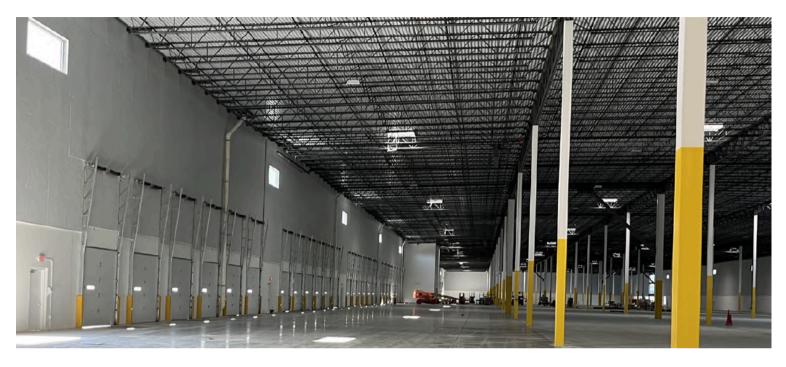
Vehicle Parking: 30

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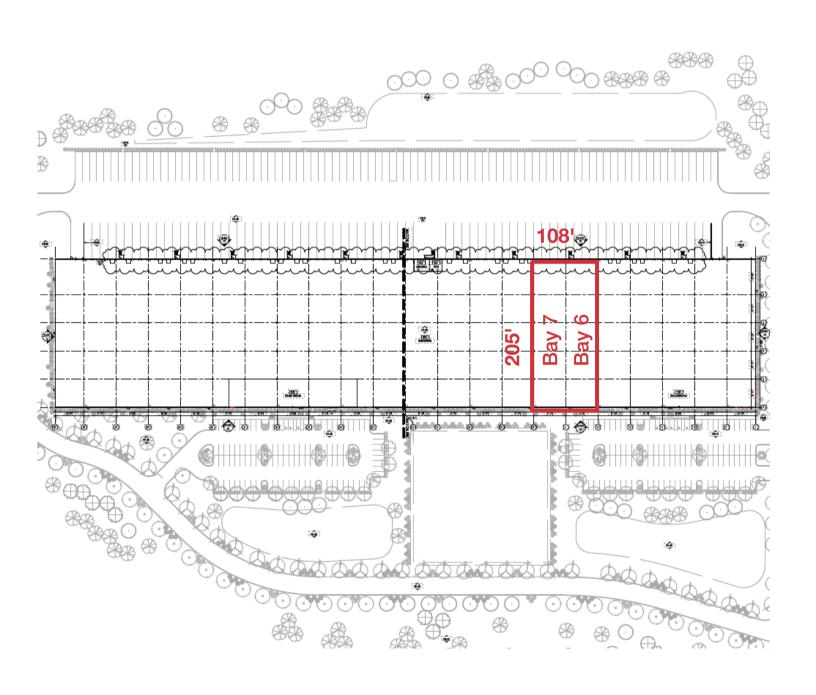
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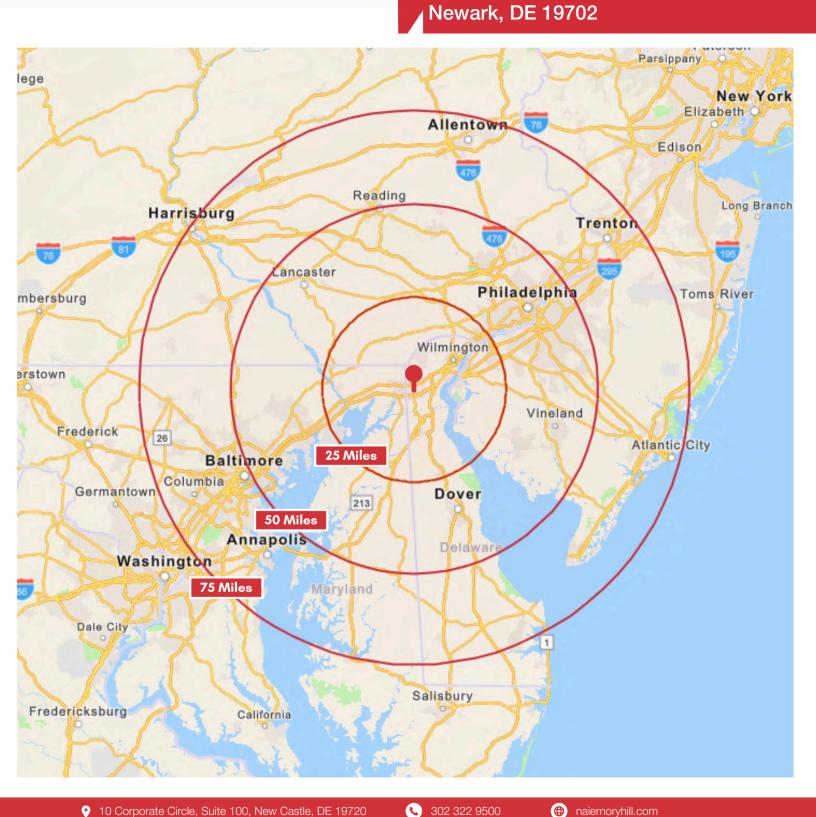
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