

345 AUTO PARK DRIVE

MIDDLETOWN, DE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

DEVELOPMENT LAND FOR SALE OR LEASE



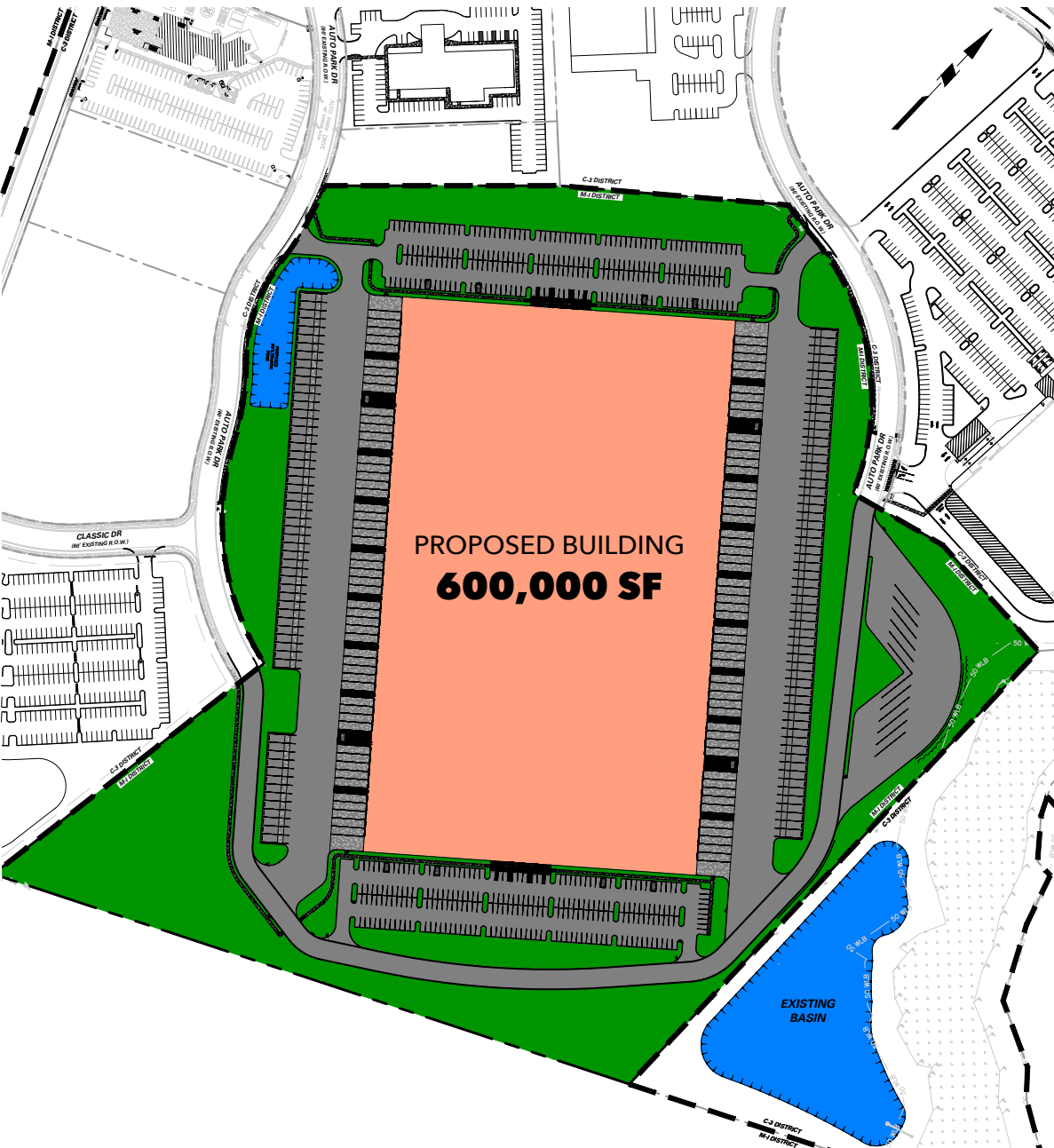
Multiple Development Options

- 600,000 SF Cross Dock Option (Entitled)
- Multiple Building Development Option
- Level Topography
- Road and Utility Infrastructure In-Place
- Most Storm Water Facilities In-Place

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APPROVED PLAN



INFORMATION

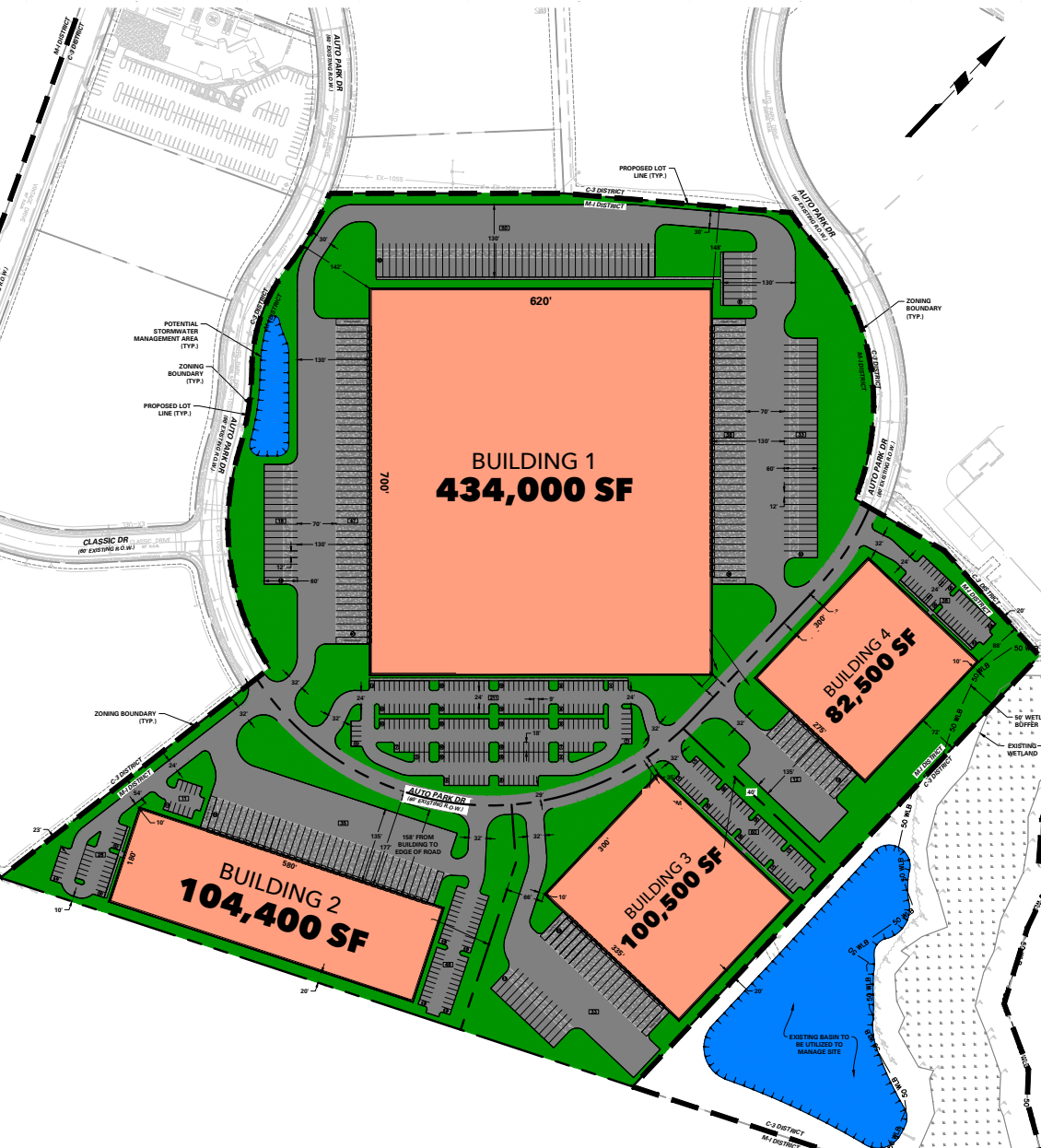
Size	600,000 SF +/-
Building Dimensions	600' x 1,000'
Loading Docks	106
Trailer Parking	118
Car Parking	487

BENEFITS

- Fully Entitled
- Level Topography
- Utility and Roadway Infrastructure In-Place
- Most Stormwater Improvements In-Place
- 85' Building Height Permitted
- Zoning: M-I (Manufacturing Industrial)



This is an interactive page.
Click the Building buttons
to view each concept plan.



BENEFITS

- Adaptable Approach
- Total Yield Estimate - 720,000 SF +/-
- Level Topography
- Utility and Roadway Infrastructure in-place
- Storm-water improvements in-place
- 85' Building Height Permitted
- Zoning: M-I (Manufacturing Industrial)

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AMENITIES & NEIGHBORS



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WORKFORCE, LOCATION & ACCESS

Ports

	Miles	Minutes
Port of Wilmington	28	35
Port of Camden	61	68
Port of Philadelphia	61	76
Port of Baltimore	68	92

Airports

	Miles	Minutes
Philadelphia International	49	63
Baltimore/Washington International	81	90

Intermodal Yards

CSX, Wilsmere	28	34
Norfolk Southern, Edgemoor	29	31
CSX, Greenwich	56	60

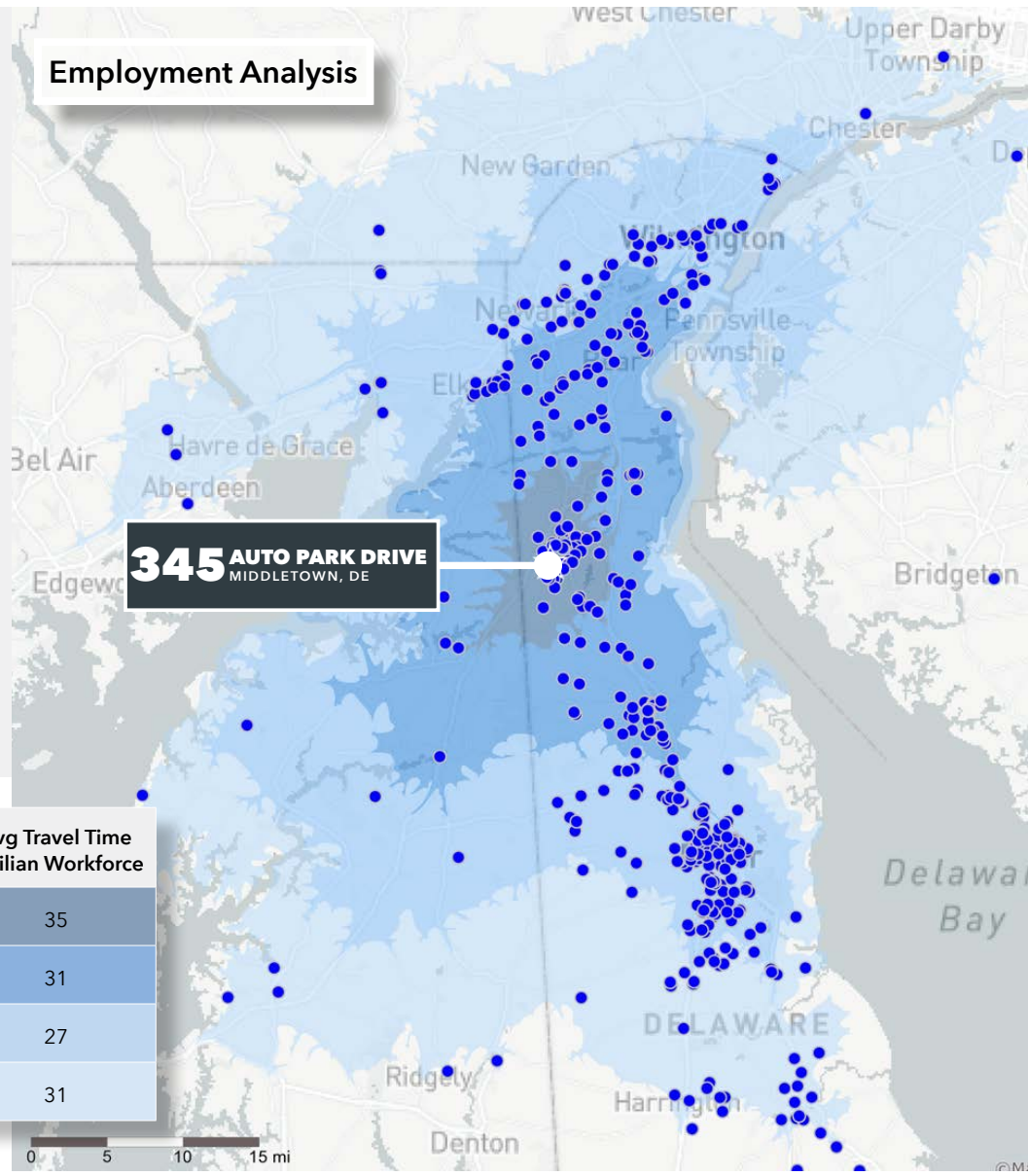


Demographics

	30 Miles	45 Miles
Population	805,453	1,777,267
Population Age 18-64	645,680	1,333,602
Average HH Income	\$96,395	\$102,910
Est. Median HH Income	\$76,649	\$82,675

Drive Time	Workers	DT Share	Population	HH	Avg Income / Civilian Employee	Civilians Employee (16+)	Avg Travel Time Civilian Workforce
15	79	10.8%	34,412	11,508	\$87,311	16,525	35
30	209	28.6%	239,034	87,548	\$73,184	117,243	31
45	303	41.4%	563,828	217,063	\$77,334	262,437	27
60	66	9.0%	712,501	264,289	\$86,998	350,647	31

Employment Analysis



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