

FIRST PARK NEW CASTLE

Building A - 124 Christiana Road, New Castle, DE

Building B - 313 Churchmans Road, New Castle, DE

DEVELOPER / OWNER:
FIRST
INDUSTRIAL
REALTY • TRUST

Q1 2026 DELIVERY - BUILDING B



BUILDING A

- ✓ SITE WORK UNDERWAY
- PAD COMPLETE
- FLOOR COMPLETE
- WALLS UP
- STRUCTURAL STEEL UNDERWAY
- ROOF
- EARLY ACCESS
- DELIVERY

BUILDING B

- ✓ SITE WORK UNDERWAY
- PAD COMPLETE
- FLOOR COMPLETE
- WALLS UP
- STRUCTURAL STEEL UNDERWAY
- ROOF
- EARLY ACCESS
- DELIVERY

TWO BUILDING INDUSTRIAL PARK UNDER CONSTRUCTION

BUILDING A - 611,520 SF | BUILDING B - 225,680 SF | FOR LEASE

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CBRE, INC.

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SPECIFICATIONS

BUILDING A

Available Space:	611,520 SF
Divisible To:	+/- 150,000 SF
Clear Height:	40'
Dock Doors:	131
Car Parking Spaces:	360
Trailer Parking Spots:	121

BUILDING B

Available Space:	225,680 SF
Divisible To:	+/- 50,000 SF
Clear Height:	36'
Dock Doors:	43
Car Parking Spaces:	178
Trailer Parking Spots:	57

LABOR SNAPSHOT WITHIN 10 MILE RADIUS

Total Population	Total Workforce	Blue Collar Workforce	Unemployment Rate in New Castle Co.
473,169	238,229	44,996/18.9%	4.6%

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THE DELAWARE ADVANTAGE



Superior Labor Pool



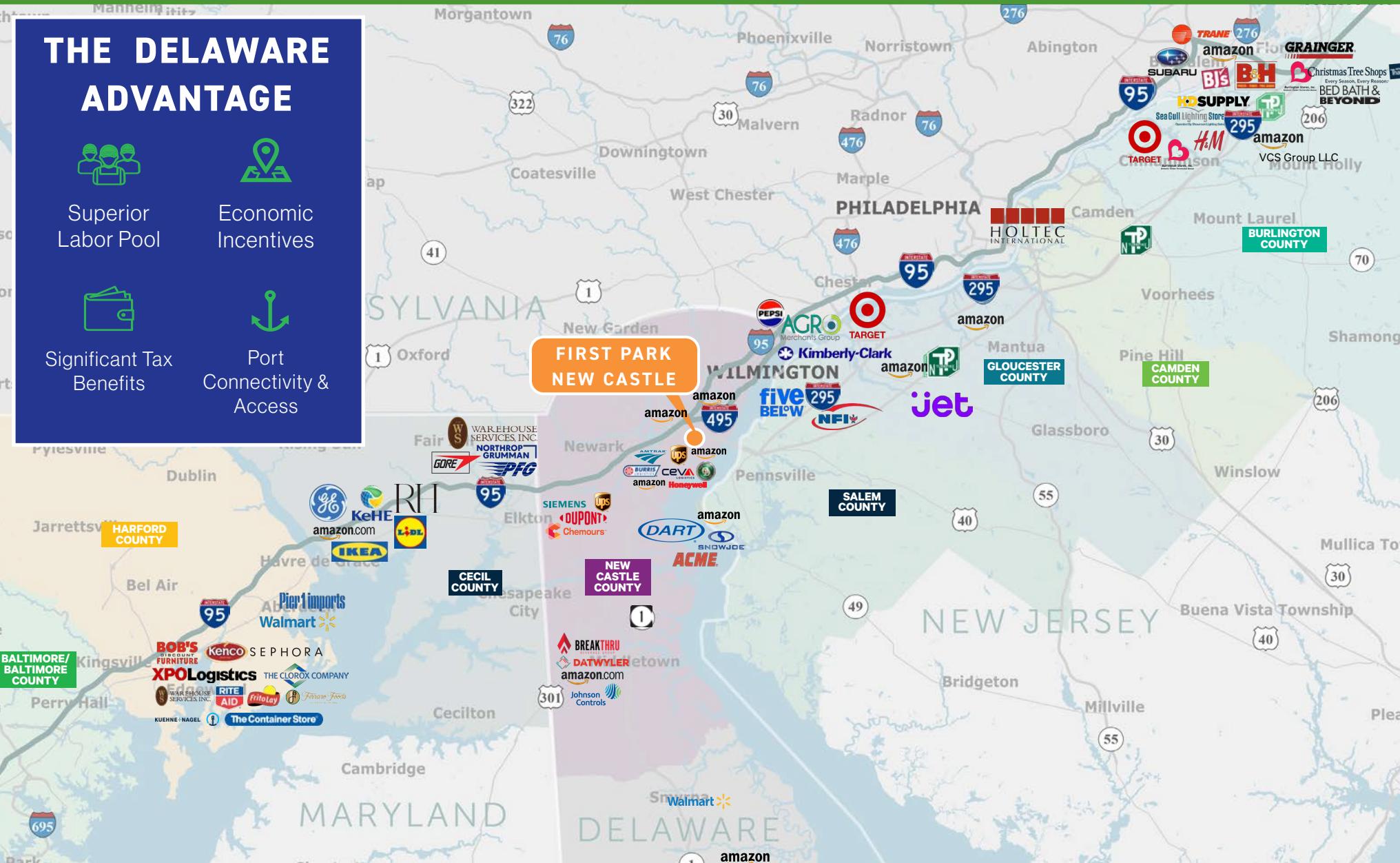
Economic Incentives



Significant Tax Benefits



Port Connectivity & Access



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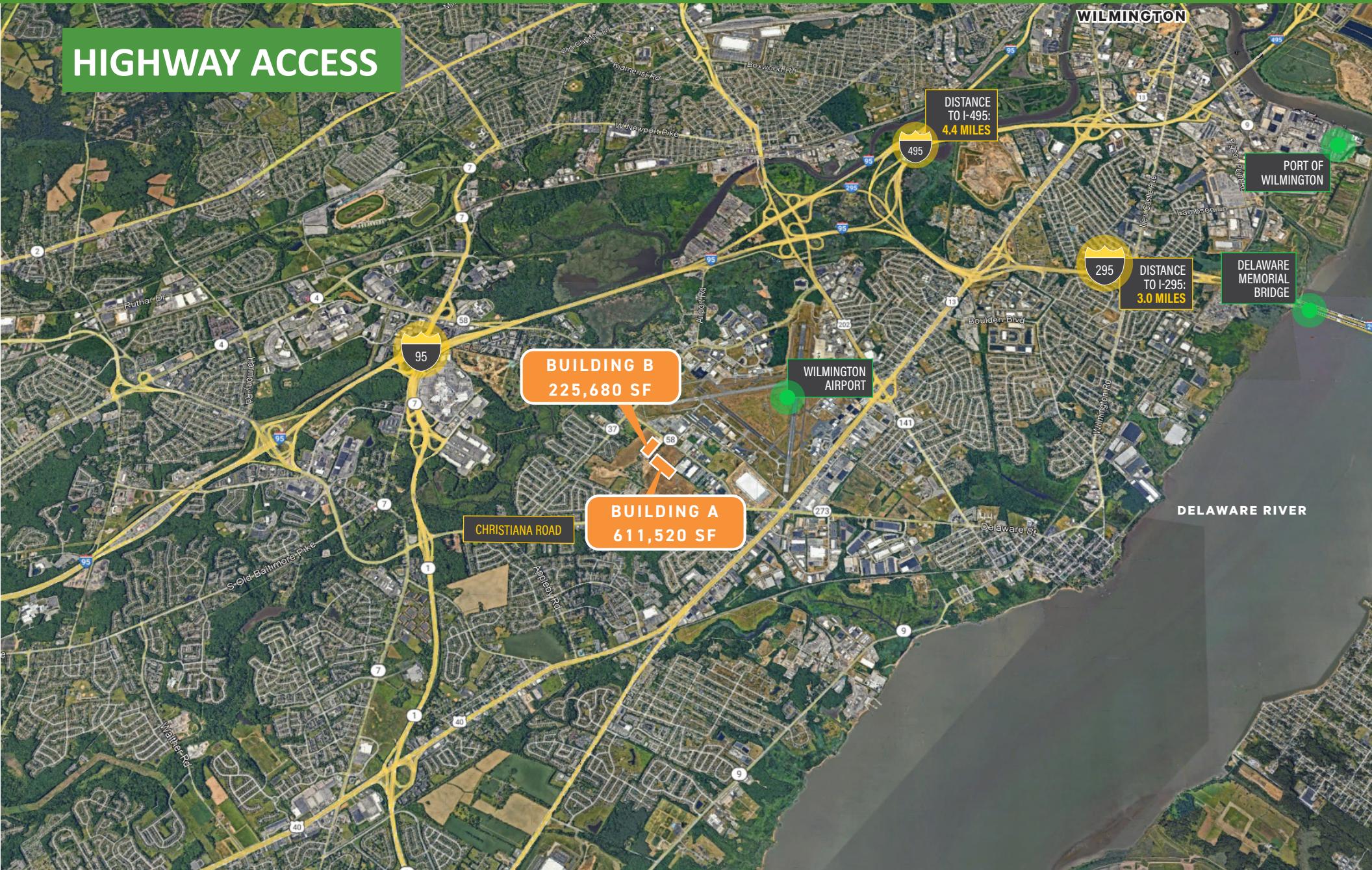
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HIGHWAY ACCESS



BUILDING B
225,680 SF

BUILDING A
611,520 SF

FIRST PARK NEW CASTLE

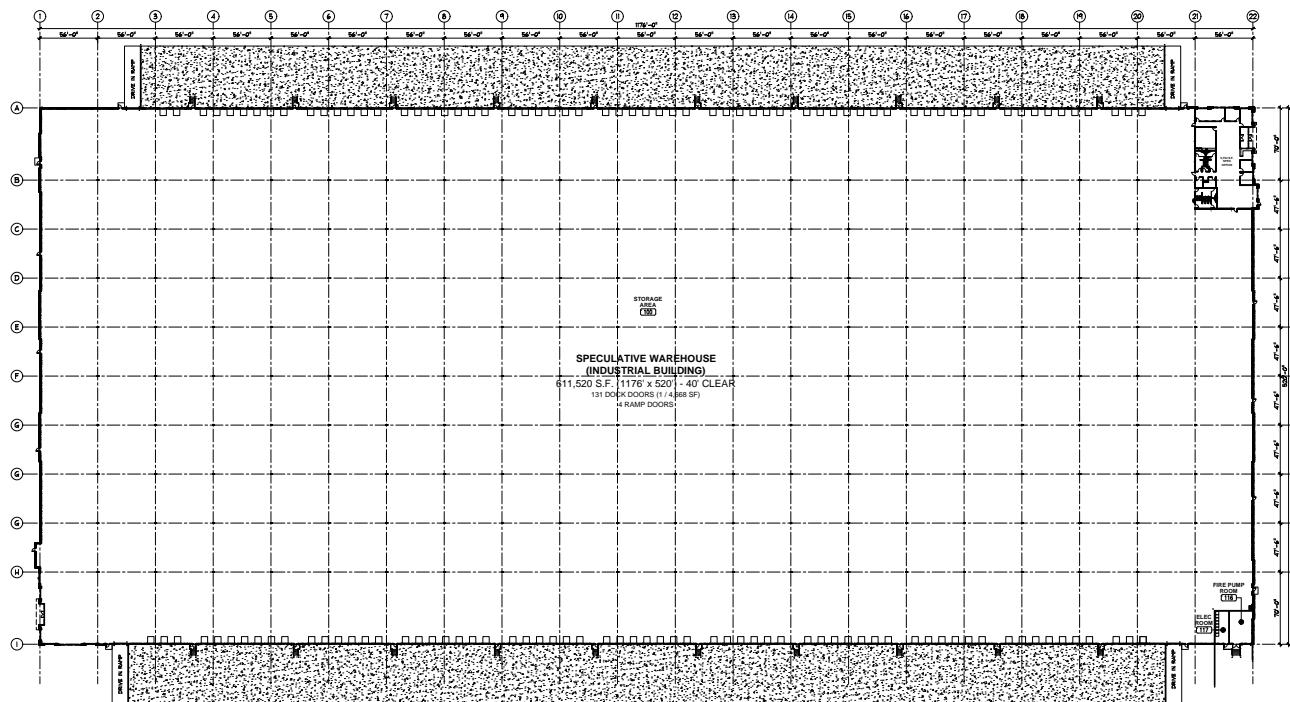
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BUILDING A

- 611,520 SF
- Cross dock
- Divisible to +/- 150,000 SF
- 1,176' x 520'
- 40' clear
- 131 dock doors (1:4,668 SF)
- 4 drive-in doors
- ESFR Sprinkler
- 56' x 50' column spacing on average
- 60' speed bays
- 121 trailer spots
- 360 car parking spaces



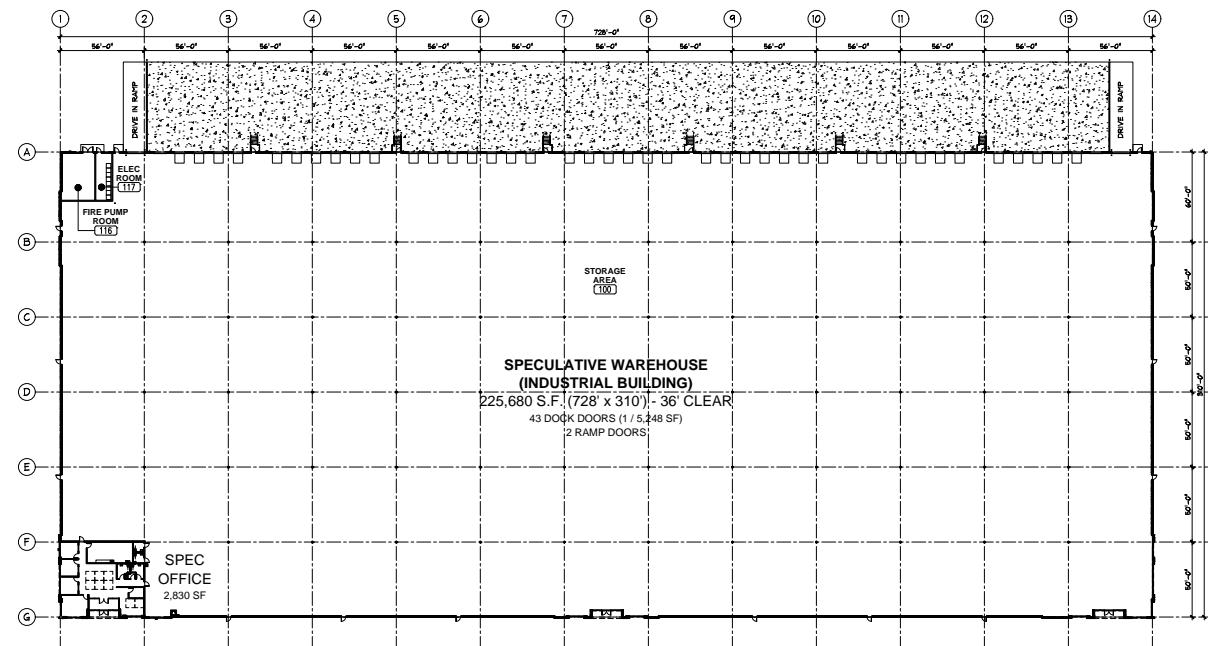
FIRST PARK NEW CASTLE

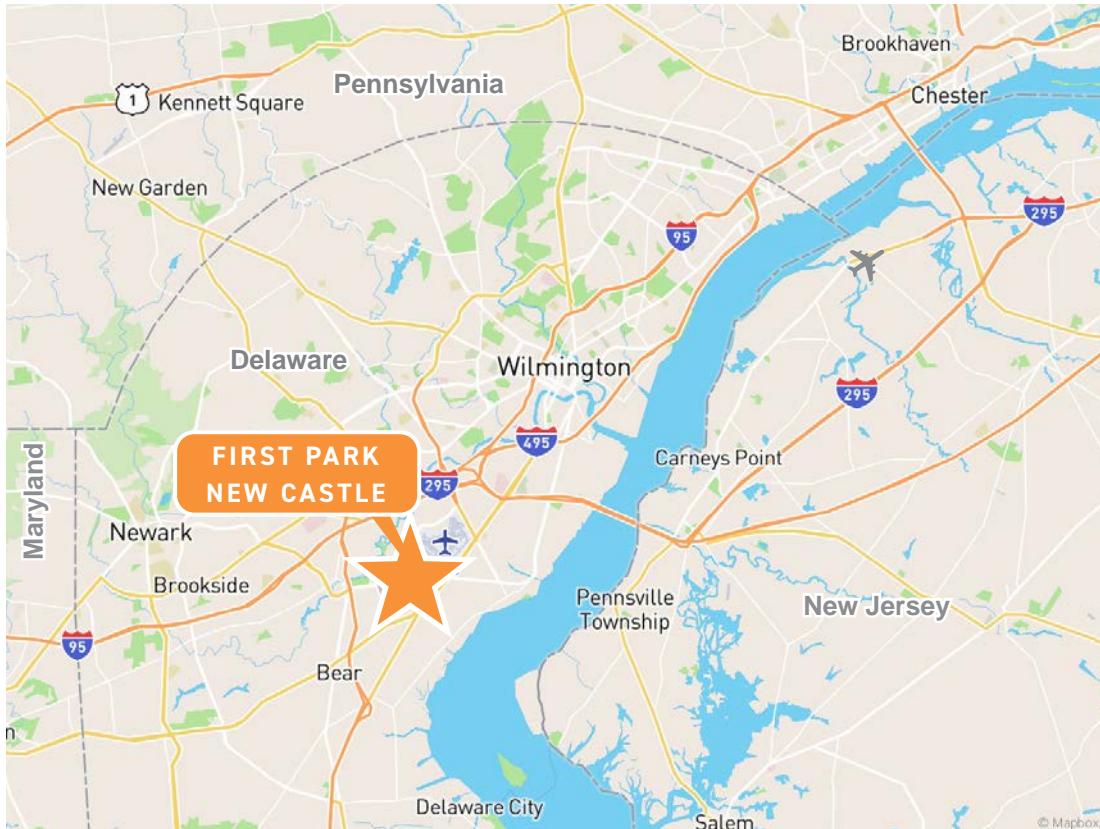
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BUILDING B

- 225,680 SF
- Rear load
- Divisible to +/- 50,000 SF
- 728' x 310'
- 36' clear
- 43 dock doors (1:5,248 SF)
- 2 drive-in doors
- ESFR Sprinkler
- 56' x 50' column spacing on average
- 60' speed bays
- 57 trailer spots
- 178 car parking spaces





LOCATION HIGHLIGHTS

- New Castle County, Delaware is located at the midpoint of the I-95 corridor between NYC and Washington, DC
- Business-friendly State and County
- Quick access to Route 13, I-95, I-295, and I-495
- Quick access to large labor pool from four states (DE, NJ, PA, MD)
- 5 miles to the Delaware Memorial Bridge
- 8 miles to the Port of Wilmington

A First Industrial Realty Trust Development

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For more information,
please contact:

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06-19-25