

FIRST PARK NEW CASTLE

Building A - 124 Christiana Road, New Castle, DE

Building B - 313 Churchmans Road, New Castle, DE

DEVELOPER / OWNER:



BUILDING A	
<input checked="" type="checkbox"/>	SITE WORK UNDERWAY
<input type="checkbox"/>	PAD COMPLETE
<input type="checkbox"/>	FLOOR COMPLETE
<input type="checkbox"/>	WALLS UP
<input type="checkbox"/>	STRUCTURAL STEEL UNDERWAY
<input type="checkbox"/>	ROOF
<input type="checkbox"/>	EARLY ACCESS
<input type="checkbox"/>	DELIVERY

BUILDING B	
<input checked="" type="checkbox"/>	SITE WORK UNDERWAY
<input checked="" type="checkbox"/>	PAD COMPLETE
<input checked="" type="checkbox"/>	FLOOR COMPLETE
<input checked="" type="checkbox"/>	WALLS UP
<input checked="" type="checkbox"/>	STRUCTURAL STEEL UNDERWAY
<input checked="" type="checkbox"/>	ROOF
<input checked="" type="checkbox"/>	EARLY ACCESS
<input type="checkbox"/>	DELIVERY



TWO BUILDING INDUSTRIAL PARK UNDER CONSTRUCTION

BUILDING A - 611,520 SF AVAILABLE FOR BUILD-TO-SUIT

BUILDING B - 225,680 SF AVAILABLE FOR LEASE - Q1 2026 DELIVERY

www.firstparknewcastle.com



DAN RATTAY

+1 302 379 8801
dan.rattay@cbre.com

COLBY REEDER

+1 302 299 3597
colby.reeder@cbre.com

CBRE, INC.

3711 Kennett Pike, Suite 210
Wilmington, DE 19807

FIRST PARK NEW CASTLE

Building A - 124 Christiana Road, New Castle, DE

Building B - 313 Churchmans Road, New Castle, DE

DEVELOPER / OWNER:



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:	177
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%

FIRST PARK NEW CASTLE

Building A - 124 Christiana Road, New Castle, DE

Building B - 313 Churchmans Road, New Castle, DE

DEVELOPER / OWNER:



THE DELAWARE ADVANTAGE



Superior Labor Pool



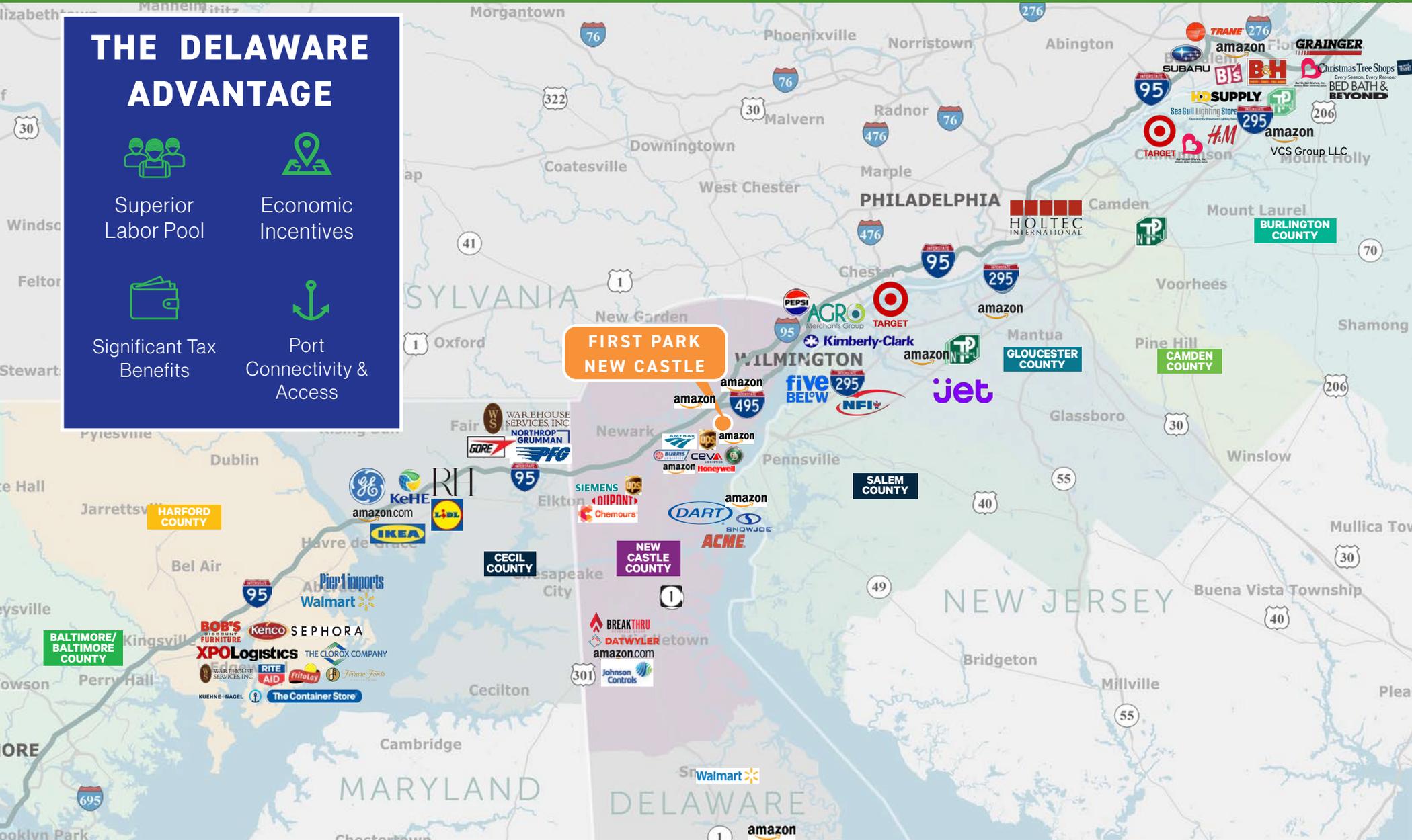
Economic Incentives



Significant Tax Benefits



Port Connectivity & Access



FIRST PARK NEW CASTLE

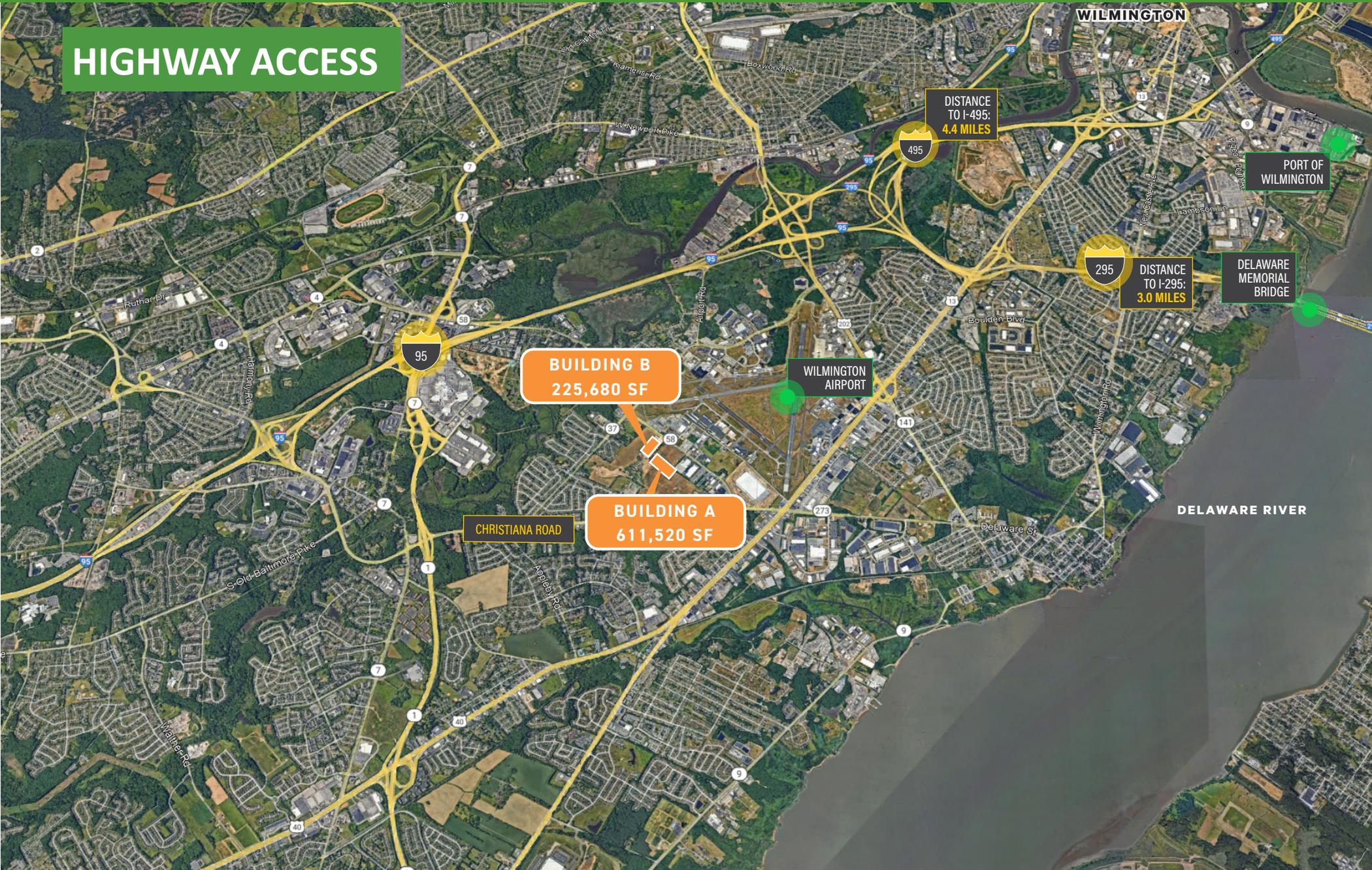
Building A - 124 Christiana Road, New Castle, DE

Building B - 313 Churchmans Road, New Castle, DE

DEVELOPER / OWNER:



HIGHWAY ACCESS



BUILDING B
225,680 SF

BUILDING A
611,520 SF

DISTANCE
TO I-495:
4.4 MILES

DISTANCE
TO I-295:
3.0 MILES

FIRST PARK NEW CASTLE

Building A - 124 Christiana Road, New Castle, DE

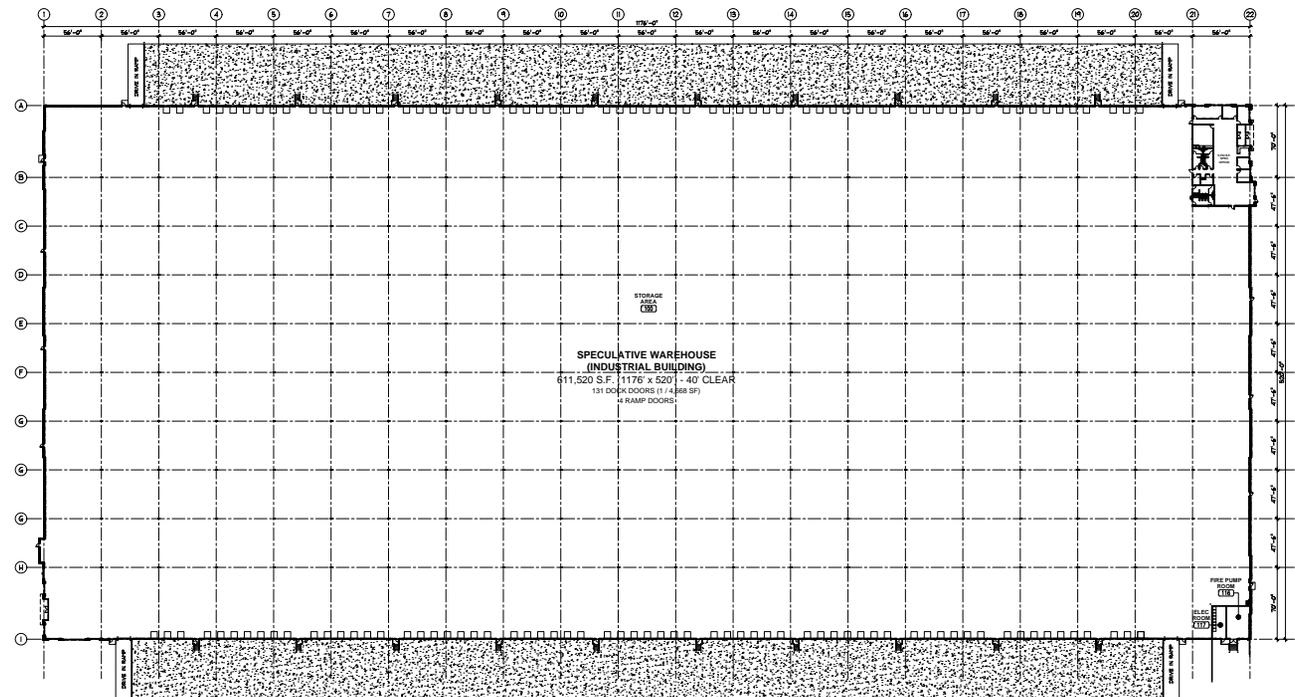
Building B - 313 Churchmans Road, New Castle, DE

DEVELOPER / OWNER:



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

Building A - 124 Christiana Road, New Castle, DE

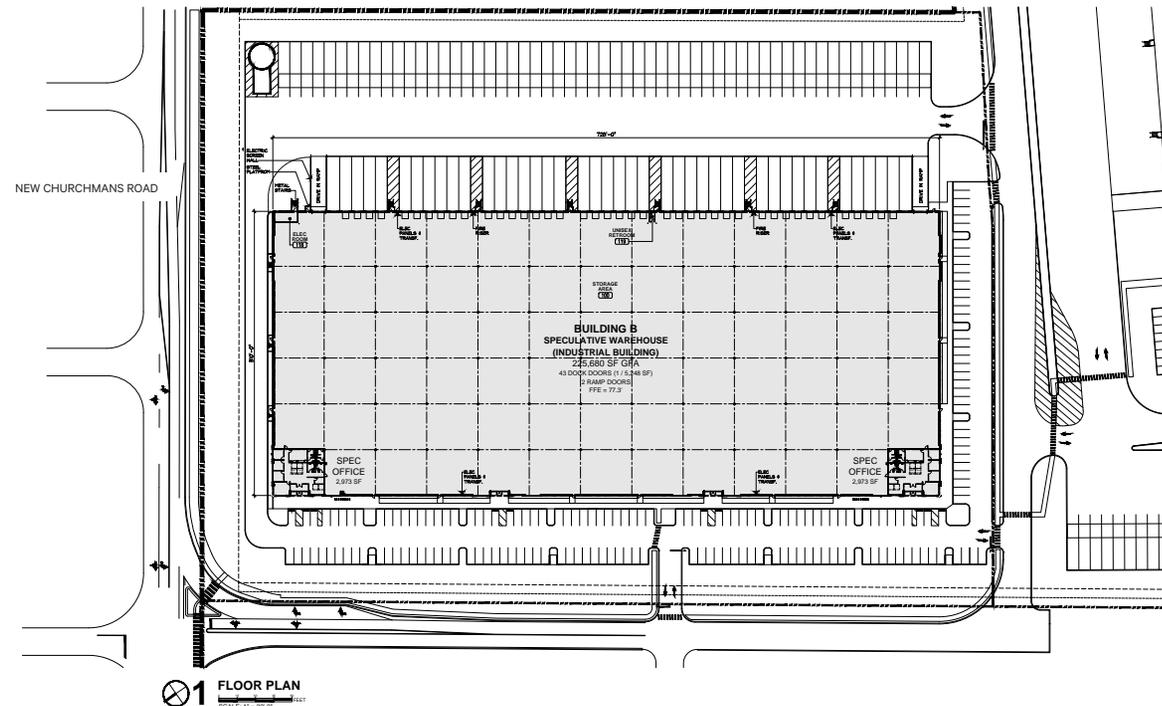
Building B - 313 Churchmans Road, New Castle, DE

DEVELOPER / OWNER:



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
- 177 car parking spaces



FIRST PARK NEW CASTLE

Building A - 124 Christiana Road, New Castle, DE

Building B - 313 Churchmans Road, New Castle, DE

DEVELOPER / OWNER:



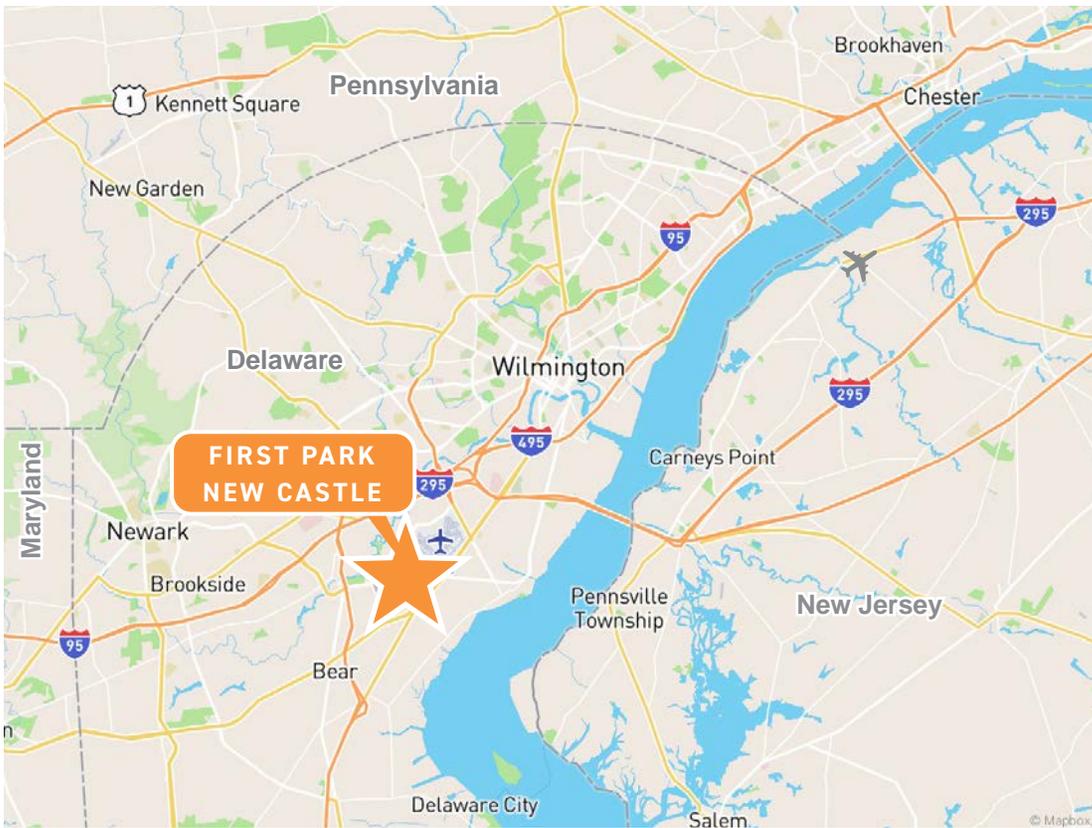
CONSTRUCTION PROGRESS

Building A



Building B





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

FIRST PARK NEW CASTLE

Building A | 124 Christiana Road, New Castle, DE
Building B | 313 Churchmans Road, New Castle, DE

For more information,
please contact:

CBRE

DAN RATTAY

+1 302 379 8801
dan.rattay@cbre.com

COLBY REEDER

+1 302 299-3597
colby.reeder@cbre.com

CBRE, INC.

3711 Kennett Pike, Suite 210
Wilmington, DE 19807

DEVELOPER / OWNER:



John Hanlon

Executive Director
+1 973 852 4027
jhanlon@firt.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

02-06-26