



**AVAILABLE**

# 453-459 OLD AIRPORT RD NEW CASTLE, DE

10.5AC Heavy Industrial Site

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# PROPERTY OVERVIEW



± 10.5 acre site, divisible down to 1 acre



22,000SF of RBA on-site, varying industrial & automotive service facilities



Immediate access to I-95, I-295, & I-495 corridor (± 437,142 vehicles per day)



Compacted, level, & stabilized lot



Heaviest Industrial zoning possible, permits the most intensive operations & uses



Will consider month to month tenancy

## IDEAL FOR



**BULK PRODUCT STORAGE**



**EQUIPMENT YARD**



**TRAILER STORAGE**



**AUTOMOTIVE USE**



**TRUCKING FACILITY**





# SITE ACCESS & LOCATION MAP



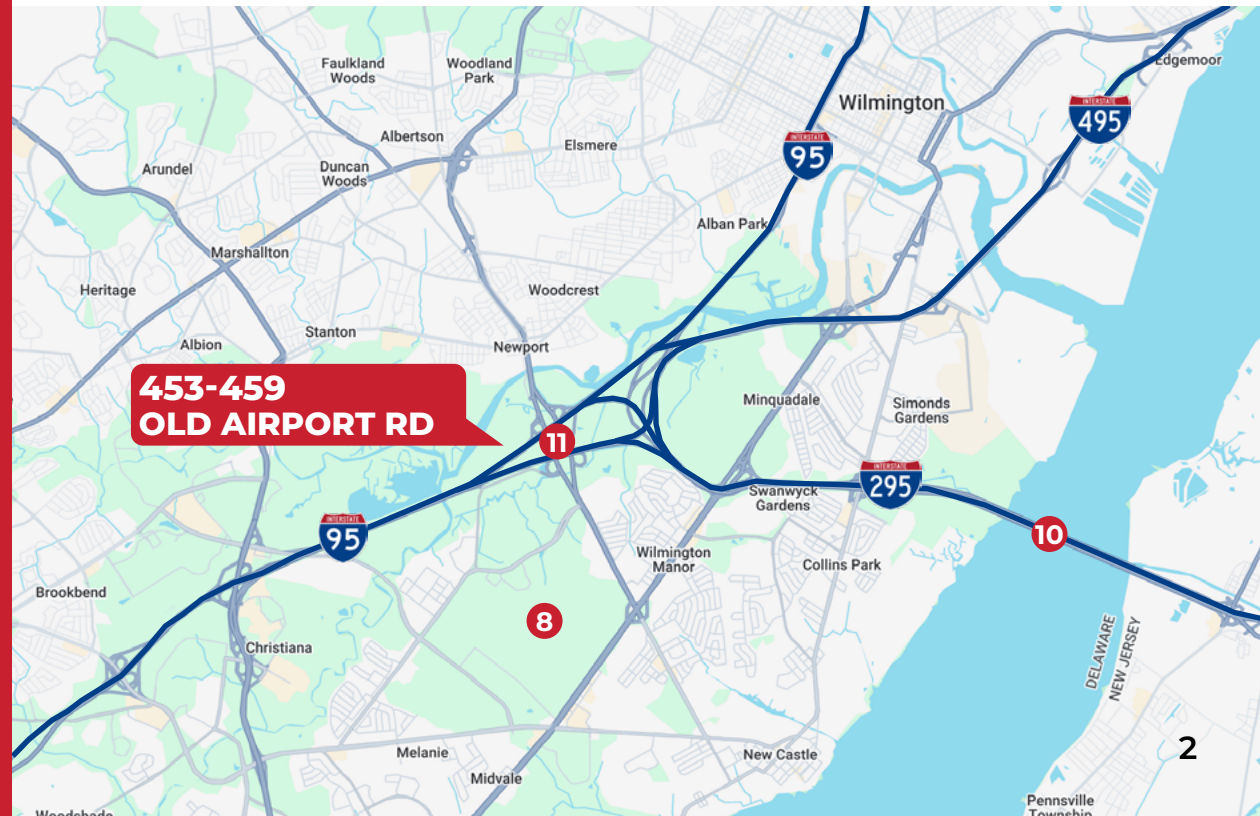
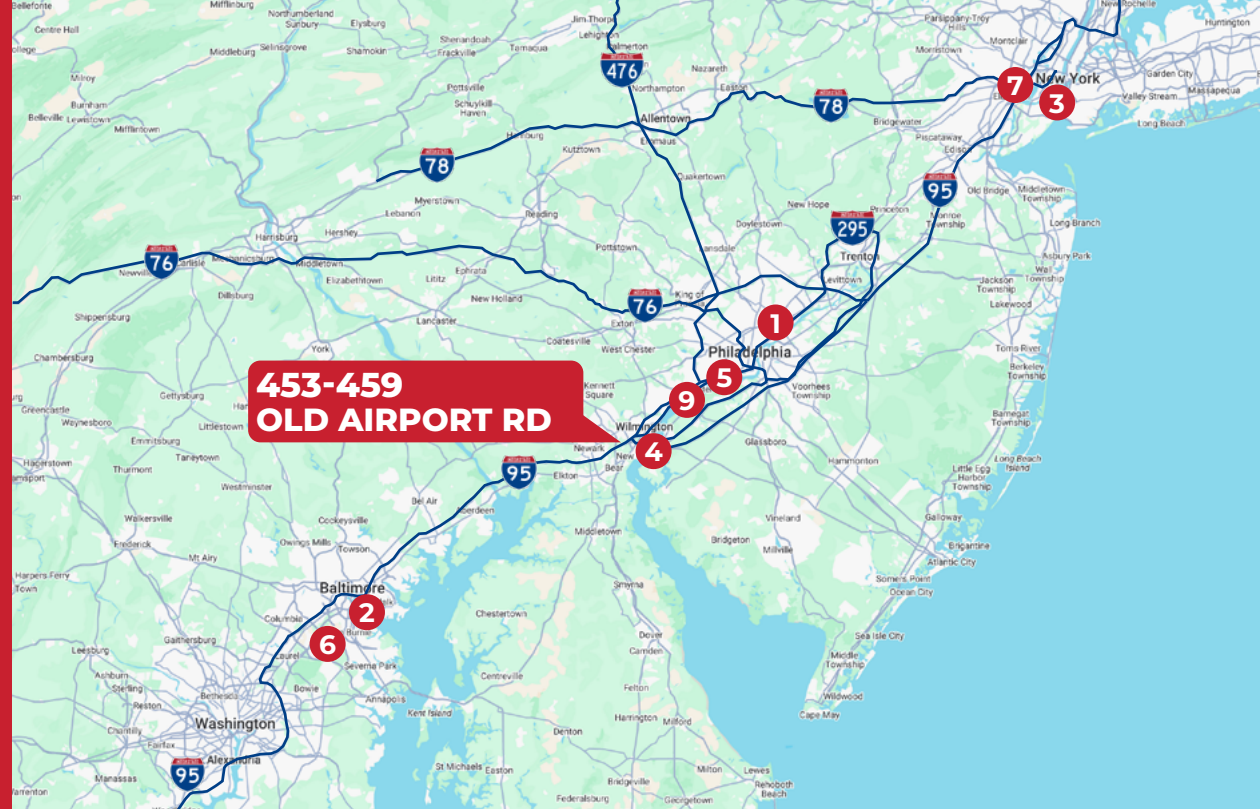
- 1 Port of PHL**  
38 Miles
- 2 Port of Baltimore**  
70 Miles
- 3 Port of New Jersey & New York**  
115 Miles
- 4 Port of Wilmington**  
5.5 Miles



- 5 PHL International Airport**  
35 Miles
- 6 Baltimore/Washington International Airport**  
75 Miles
- 7 Newark Liberty International Airport**  
111 Miles
- 8 Wilmington Airport**  
3 Miles



- 9 Commodore Barry Bridge**  
18 Miles
- 10 Delaware Memorial Bridge**  
5 Miles
- 11 I-95, I-295, I-495 Corridor**  
1 Miles



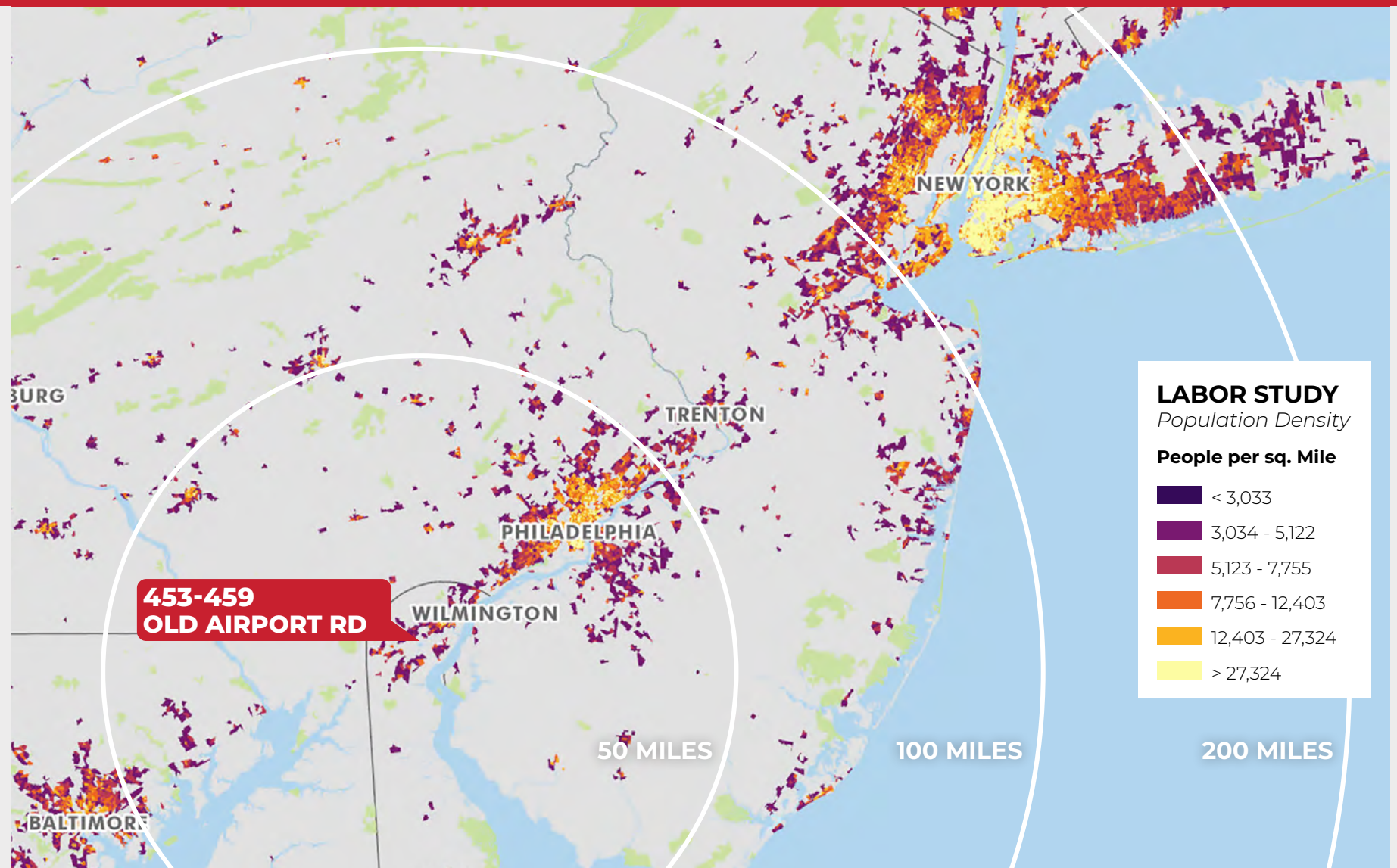
# POPULATION DENSITY

98.6M  
U.S. POPULATION  
REACHED

23.3M  
U.S. MILLENNIAL  
POPULATION REACHED

30%  
OF U.S. POPULATION  
REACHED

*\*450 mile radius*





# CORPORATE NEIGHBORS







# 453-459 OLD AIRPORT RD



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