

NOW AVAILABLE FOR SALE OR LEASE



PRIME OFFICE/LAB MEDICAL SITE AT FIRST STATE CROSSING

4001 PHILADELPHIA PIKE, CLAYMONT, DELAWARE



This 17-acre lot has direct access to I-495 & I-95, and located adjacent to the new Claymont Train Station.

- Ideal for for corporate campus or medical
- Excellent visibility (I-95, 4-95, Phila. Pike)
- Adjacent to \$70 million Claymont train station
- Part of large, mixed-use development
- Zoned: Office, Industrial
- All utilities on site
- Approved for 275,000 SF building with abundant parking

PRIME LOCATION



STEPHEN COLLINS Exec VP / (314) 835-2835 / scollins@cdcco.com www.cdcco.com

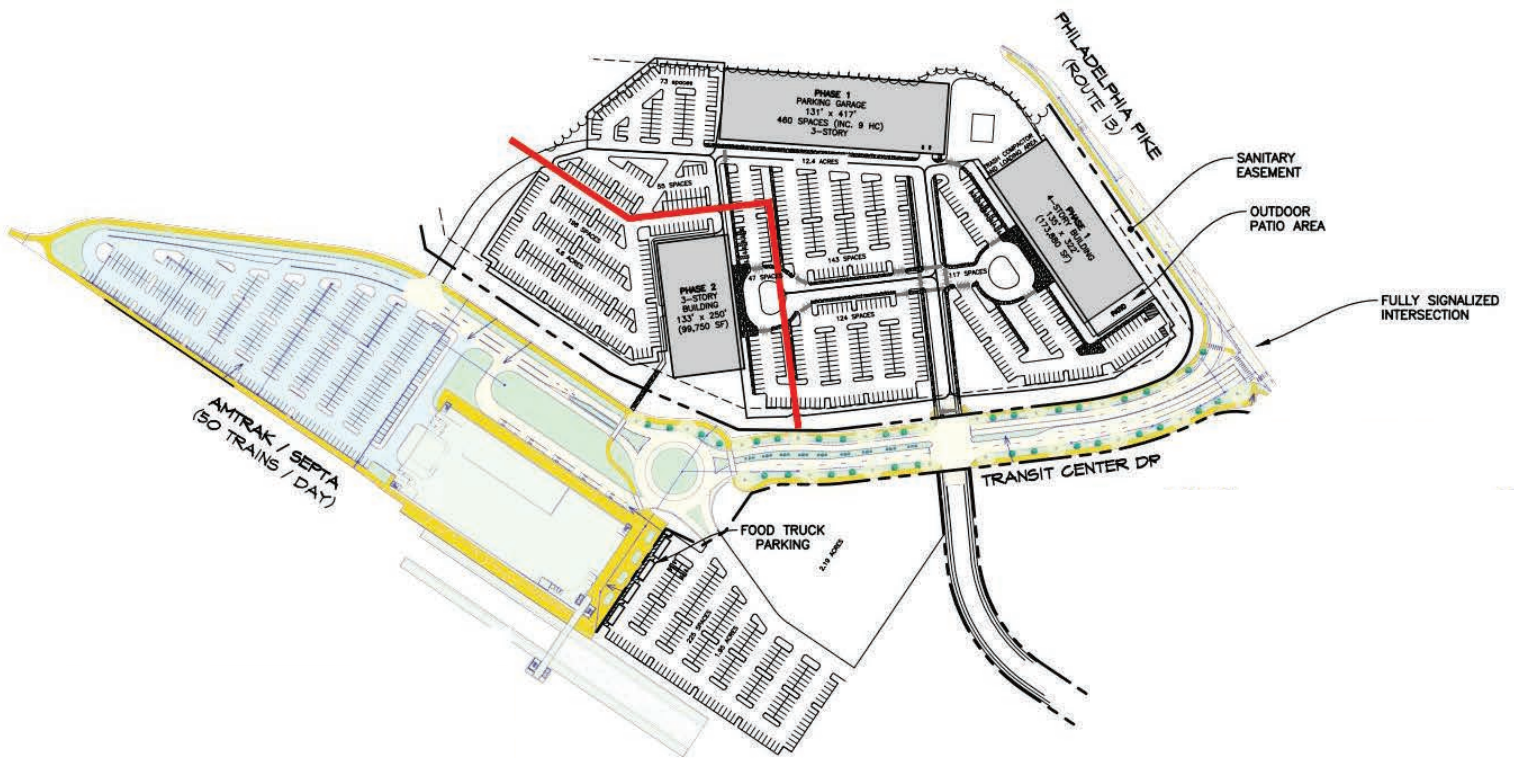
FIRST STATE CROSSING MASTER PLAN



Please contact us for a larger-scale version of the First State Crossing Master Plan

CONTINUE »

4-SOUTH CONCEPT PLAN



ABOUT FIRST STATE CROSSING

The “First State Crossing” redevelopment project will include 500,000 square feet of office, 700,000 square feet of industrial, 50,000 square feet of retail, and 1,200 apartments and townhomes. According to the Claymont Renaissance Development Corporation, “First State Crossing” represents the largest economic development project in the state.

Development-ready land is available for sale or lease. Contact Stephen Collins at 314-835-2835 or scollins@cdcco.com.