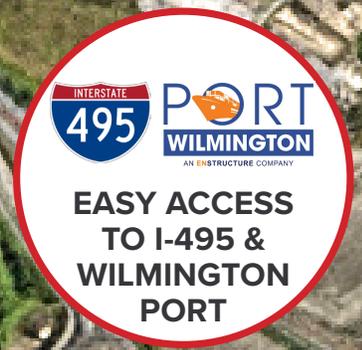
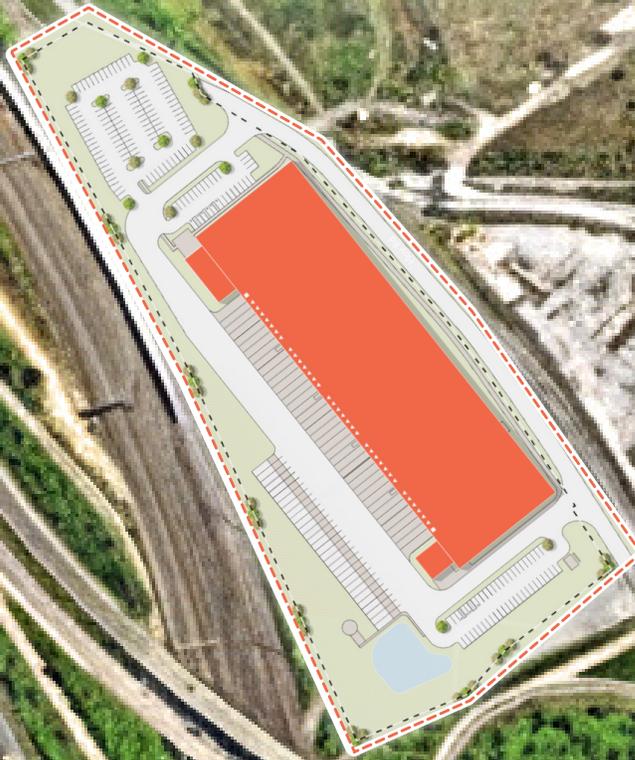


FULLY APPROVED CLASS 'A' WAREHOUSE

iPORT EAST 495

120 HAY ROAD, WILMINGTON, DE



AVAILABLE FOR SALE AS LAND OR TURNKEY BUILD-TO-SUIT

LIGHT INDUSTRIAL/WAREHOUSE FOR LEASE - 171,940± SF | DIVISIBLE TO 80,000± SF

OUTSIDE STORAGE IS IMMEDIATELY AVAILABLE - 1 - 12.8 ACRES IOS

CONTACT FOR PRICING

SCOTT MERTZ, SIOR
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NAIMertz

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NAIEmory Hill



TOTAL SQ. FEET
171,940±



RAIL SERVED
NORFOLK SOUTHERN
SERVICE



PORT ACCESS
MINUTES FROM
PORT OF WILMINGTON

TOTAL SF	171,940± SF
MINIMUM DIVISIBILITY	80,000± SF
BUILDING DIMENSIONS	220' x 752'
ACREAGE	12.8± acres
PARCEL ID	06-150.00-330
ZONING	HI - Heavy Industrial
EMPLOYEE PARKING	191 lined parking spaces
TRAILER PARKING	30 stalls

LOADING	34 tailgates, 2 drive-ins
CEILING HEIGHT	36'
COLUMN SPACING	53' x 53' (60' speed bay)
POWER	Min. 2500a, 277/480v, 3P, 4w
LIGHTING	LED
FIRE SUPPRESSION	ESFR
OFFICE AREA	6,500± SF
LOT SURFACE	Combination of concrete, asphalt, & crushed stone

CLEAN PHASE I & II ENVIRONMENTAL REPORT

1-12.8 ± ACRES INDUSTRIAL OUTSIDE STORAGE (IOS)
IMMEDIATELY AVAILABLE - FULLY FENCED

PRICE: \$4,000 - \$5,000
PER ACRE PER MONTH

Depending on acreage leased and lease term

CONTACT FOR PRICING

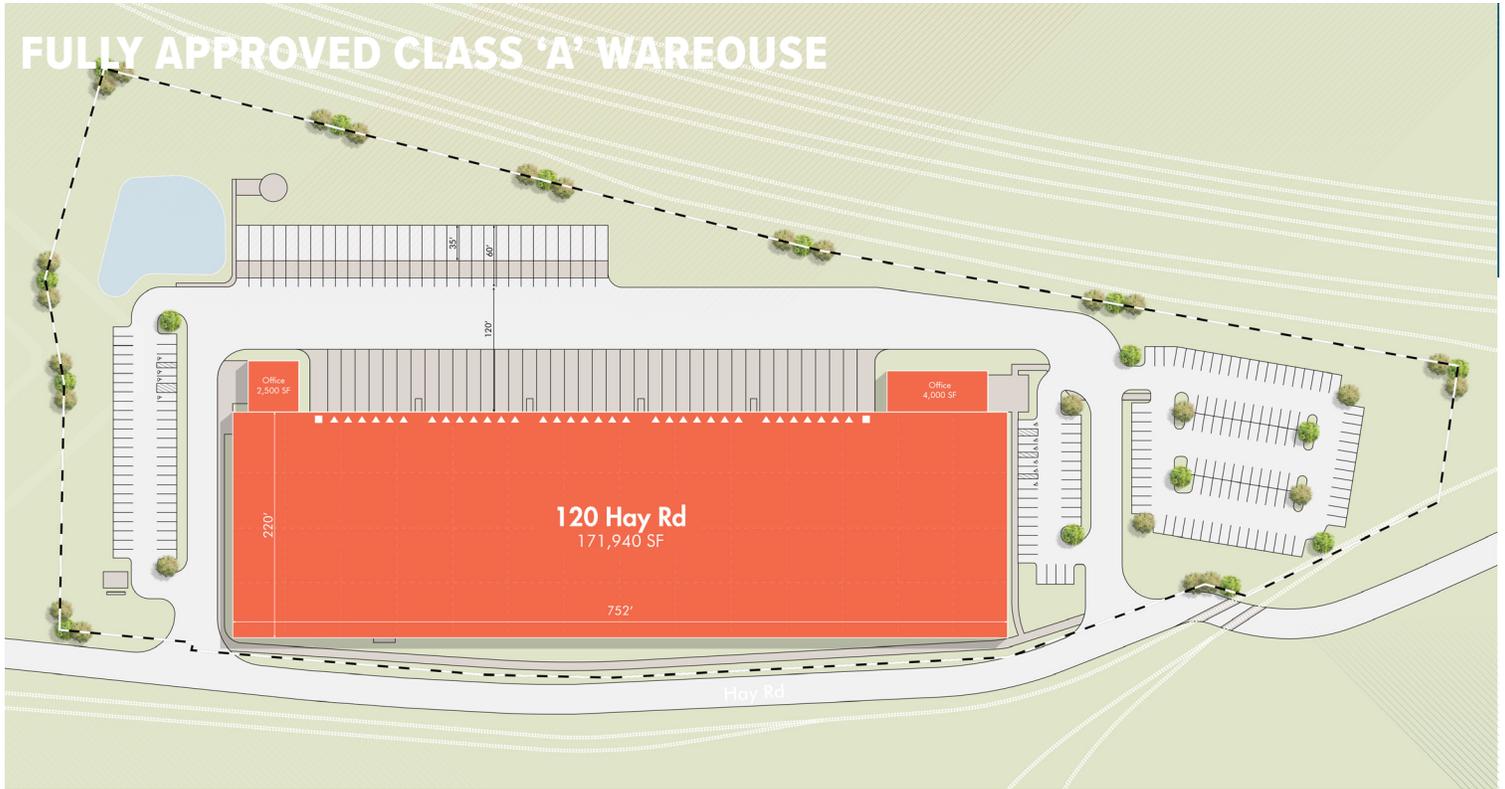
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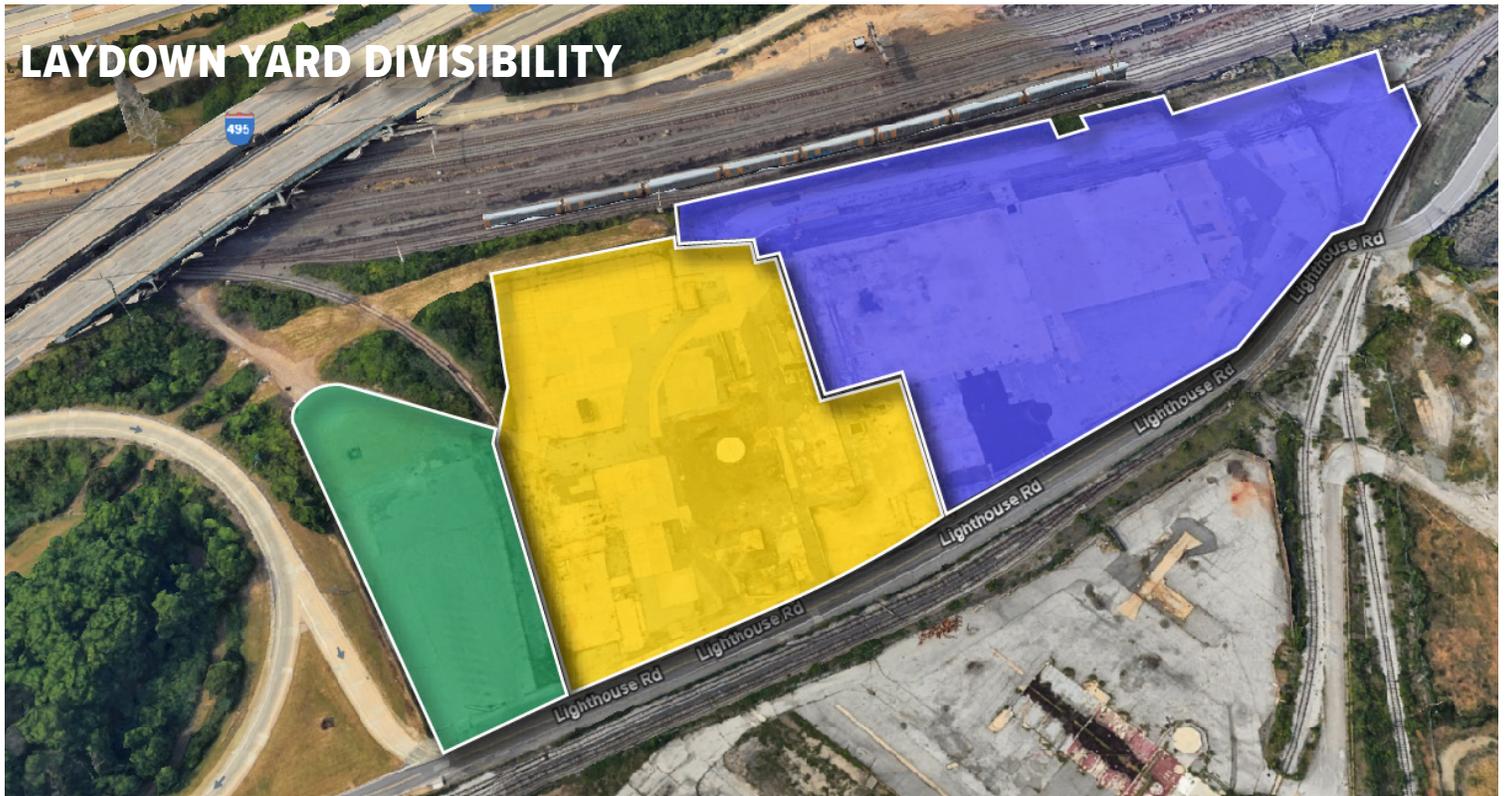
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FULLY APPROVED CLASS 'A' WAREHOUSE



LAYDOWN YARD DIVISIBILITY



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LOCATION INFORMATION

iPORT EAST 495 WILMINGTON, DE



DISTANCE TO:



PORT TERMINALS

Port of Wilmington	4 mi	7 min
PhilaPort - Packer Ave	25 mi	31 min
PhilaPort - Tioga	32 mi	38 min
Port of Baltimore	76 mi	1 hr 18 min



INTERNATIONAL AIRPORTS

Wilmington Intl Airport	17 mi	12 min
Philadelphia Intl Airport	17 mi	20 min

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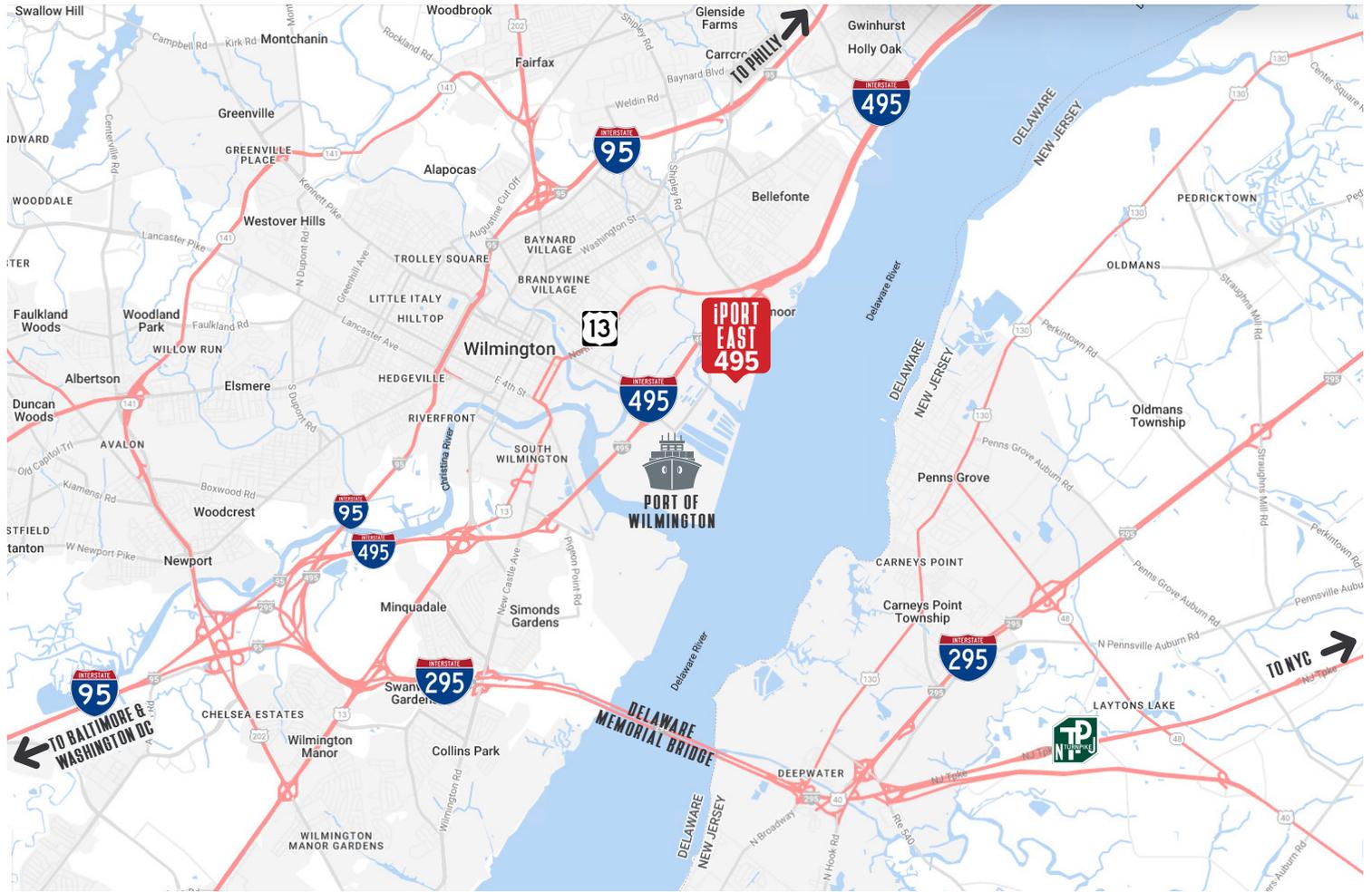


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LOCATION INFORMATION

iPORT EAST 495 WILMINGTON, DE



DISTANCE TO:

I-495	0.1 mi	Philadelphia, PA	28 mi	30 min
Route 13	0.4 mi	Baltimore, MD	71 mi	1 hr, 20 min
I-95	2.8 mi	Washington, DC	109 mi	1 hr, 50 min
Route 202	3.5 mi	New York, NY	124 mi	2hr, 20 min
I-295	6.3 mi			
NJ Turnpike	12.4 mi			
I-476	13.5 mi			

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