



BLUE DIAMOND PARK

A DELAWARE LOGISTICS HUB

LOT 2



911,400 SF

LOT 2A



639,192 SF

LOT 3



315,549 SF

LOT 4



255,745 SF

STOLTZ



PGIM



KBCADVISORS

4 BUILDINGS

2,121,886 SF

S DUPONT HWY



315,549 SF
LOT 3

LEASED
amazon

255,745 SF
LOT 4

911,400 SF
LOT 2

639,192 SF
LOT 2A

OVERALL
SITE PLAN

LOCAL ACCESS

NORTH TO PHILADELPHIA
AND NEW YORK CITY
45 MILES | 126 MILES

WILMINGTON AND
PORT OF WILMINGTON
14 MILES

EXIT 265
1.2 MILES | 2 MIN

EXIT 411
1 MILE | 2 MIN

SOUTH TO BALTIMORE
AND WASHINGTON DC
69 MILES | 110 MILES

NJ TURNPIKE
10.6 MILES

DELAWARE MEMORIAL
BRIDGE
8.2 MILES 15 MIN

LOCATION HIGHLIGHTS

EXIT 411
1 MILE | 2 MIN

EXIT 265
1.2 MILES | 2 MIN

DELAWARE
MEMORIAL BRIDGE
8.2 MILES | 15 MIN

NJ TURNPIKE
10.6 MILES | - MIN

IMMEDIATE LABOR



WAREHOUSE WORKERS

\$16.13 Avg Hourly Earnings

30 MIN	45 MIN	60 MIN
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12,588	28,690	28,690
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2022 Resident Workers

97%	82%	72%
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Past 5-Year Growth

-382	935	3,189
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Net Commuters



FORKLIFT DRIVERS

\$18.54 Avg Hourly Earnings

30 MIN	45 MIN	60 MIN
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3,323	5,370	9,864
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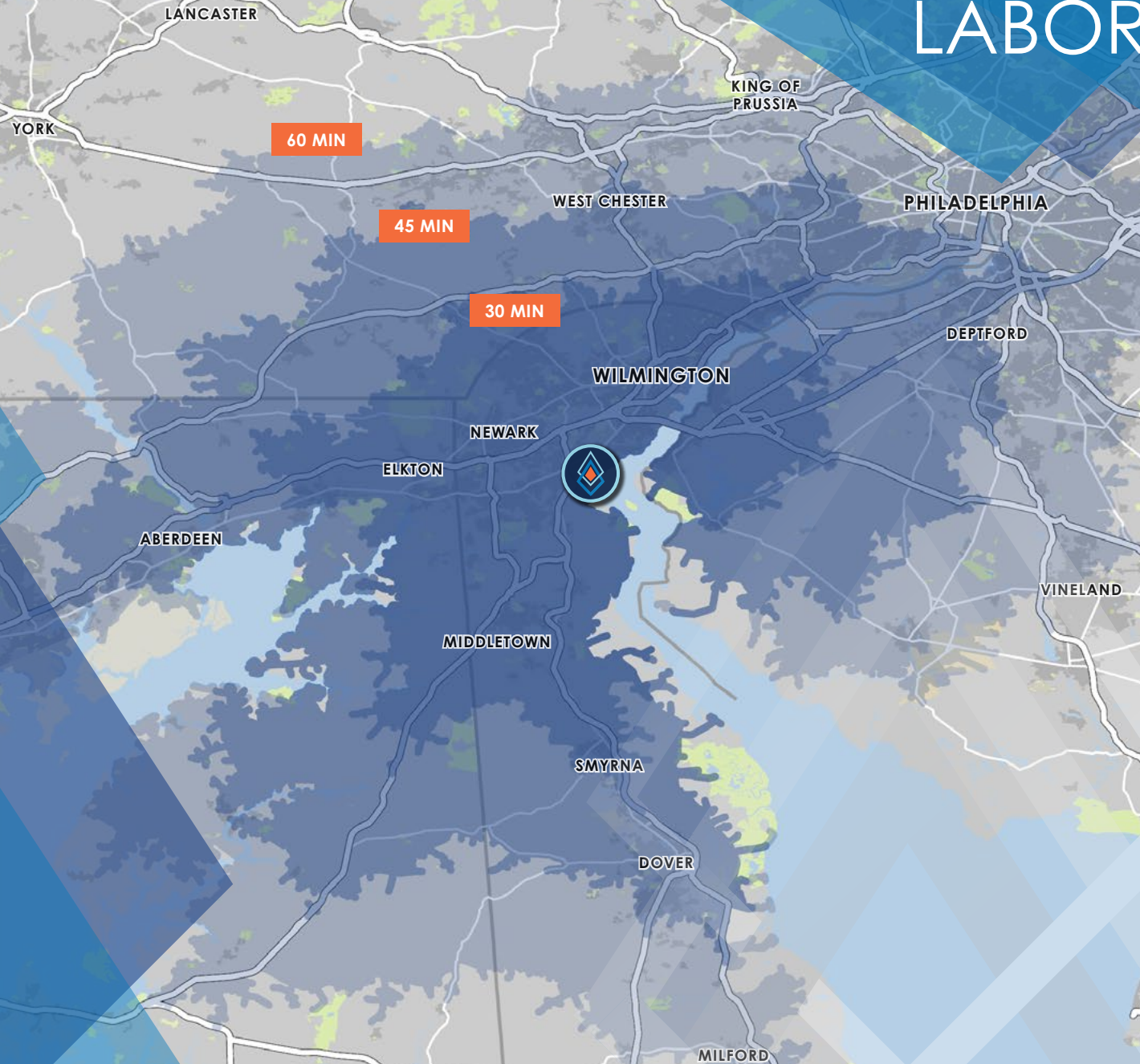
2022 Resident Workers

148%	105%	71%
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Past 5-Year Growth

717	591	134
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Net Commuters



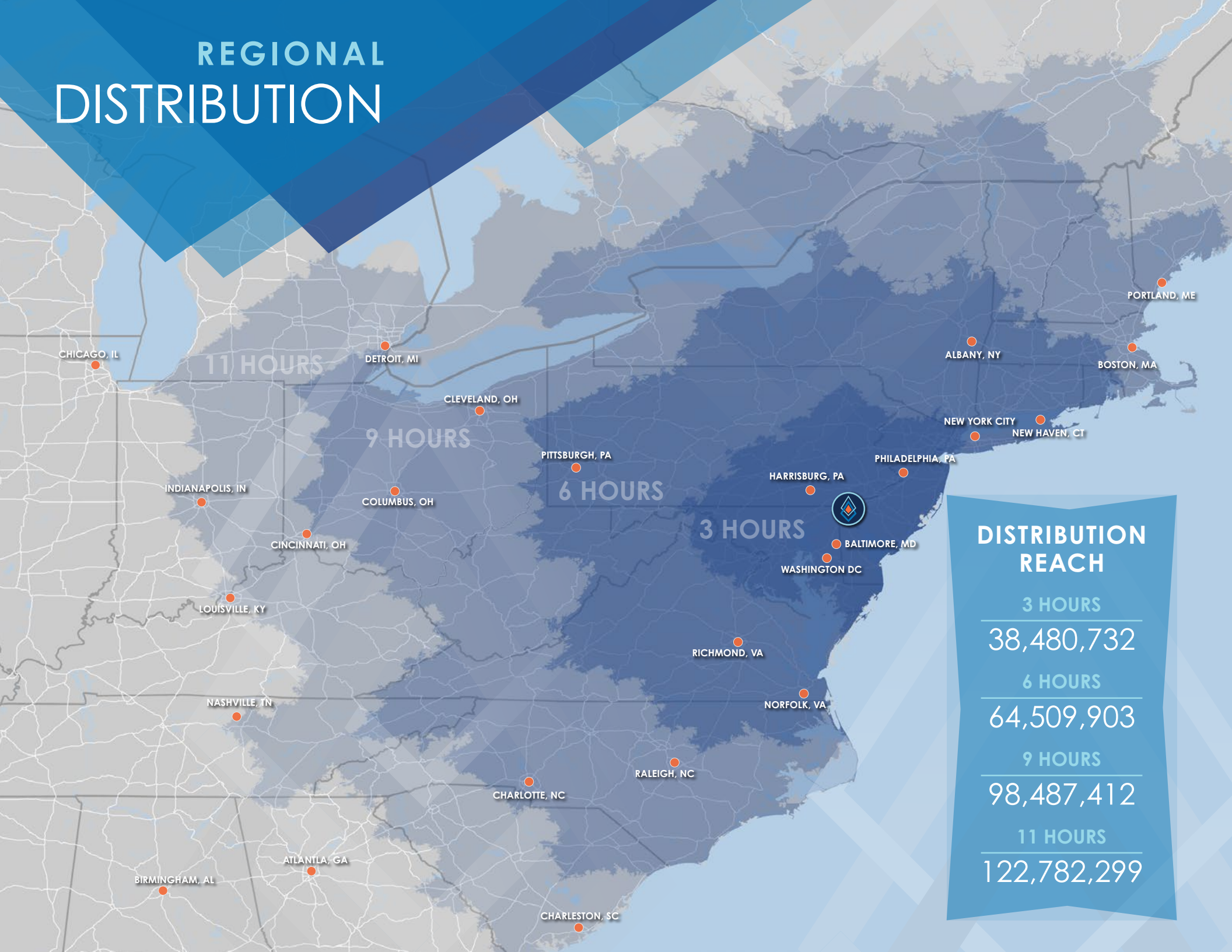
REGIONAL LOCATION



KEY ACCESS POINTS

	I-95	6 MILES
	DELAWARE MEMORIAL BRIDGE	8 MILES
	PORT OF WILMINGTON	14 MILES
	WILMINGTON, DE	14 MILES
	PHILADELPHIA INT'L AIRPORT	32 MILES
	CSX INTERMODAL PHILADELPHIA	41 MILES
	PHILADELPHIA, PA	45 MILES
	PHILAPORT	47 MILES
	BALTIMORE, MD	69 MILES
	NS INTERMODAL MORRISVILLE	71 MILES
	PORT OF BALTIMORE	72 MILES
	BWI INT'L AIRPORT	79 MILES
	WASHINGTON D.C.	110 MILES
	NEWARK LIBERTY INT'L AIRPORT	114 MILES
	PORT NEWARK/ ELIZABETH	119 MILES
	NEW YORK, NY	126 MILES
	DULLES INT'L AIRPORT	131 MILES
	JOHN F. KENNEDY INT'L AIRPORT	138 MILES
	LAGUARDIA INT'L AIRPORT	143 MILES

REGIONAL DISTRIBUTION



DISTRIBUTION REACH

3 HOURS

38,480,732

6 HOURS

64,509,903

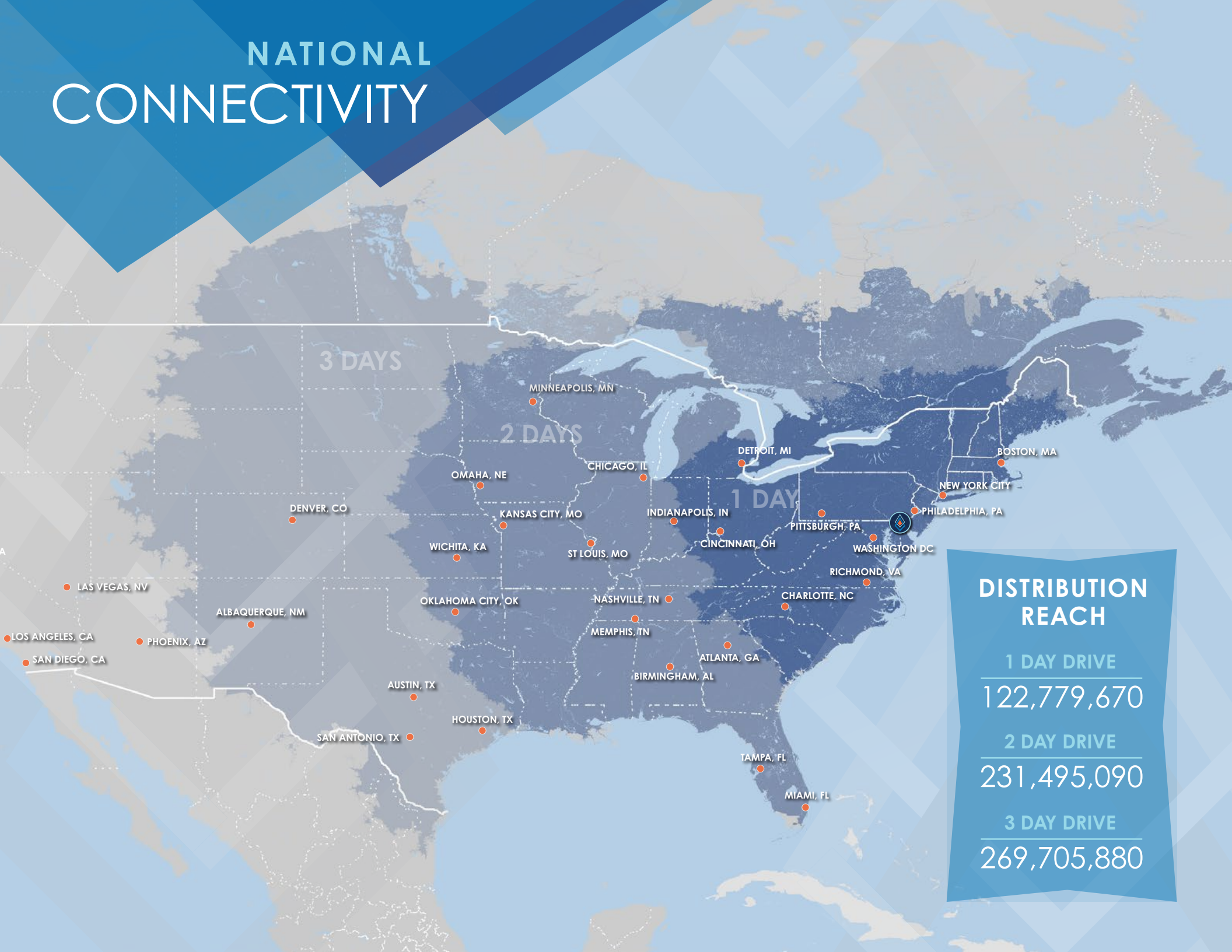
9 HOURS

98,487,412

11 HOURS

122,782,299

NATIONAL CONNECTIVITY



DISTRIBUTION REACH

1 DAY DRIVE

122,779,670

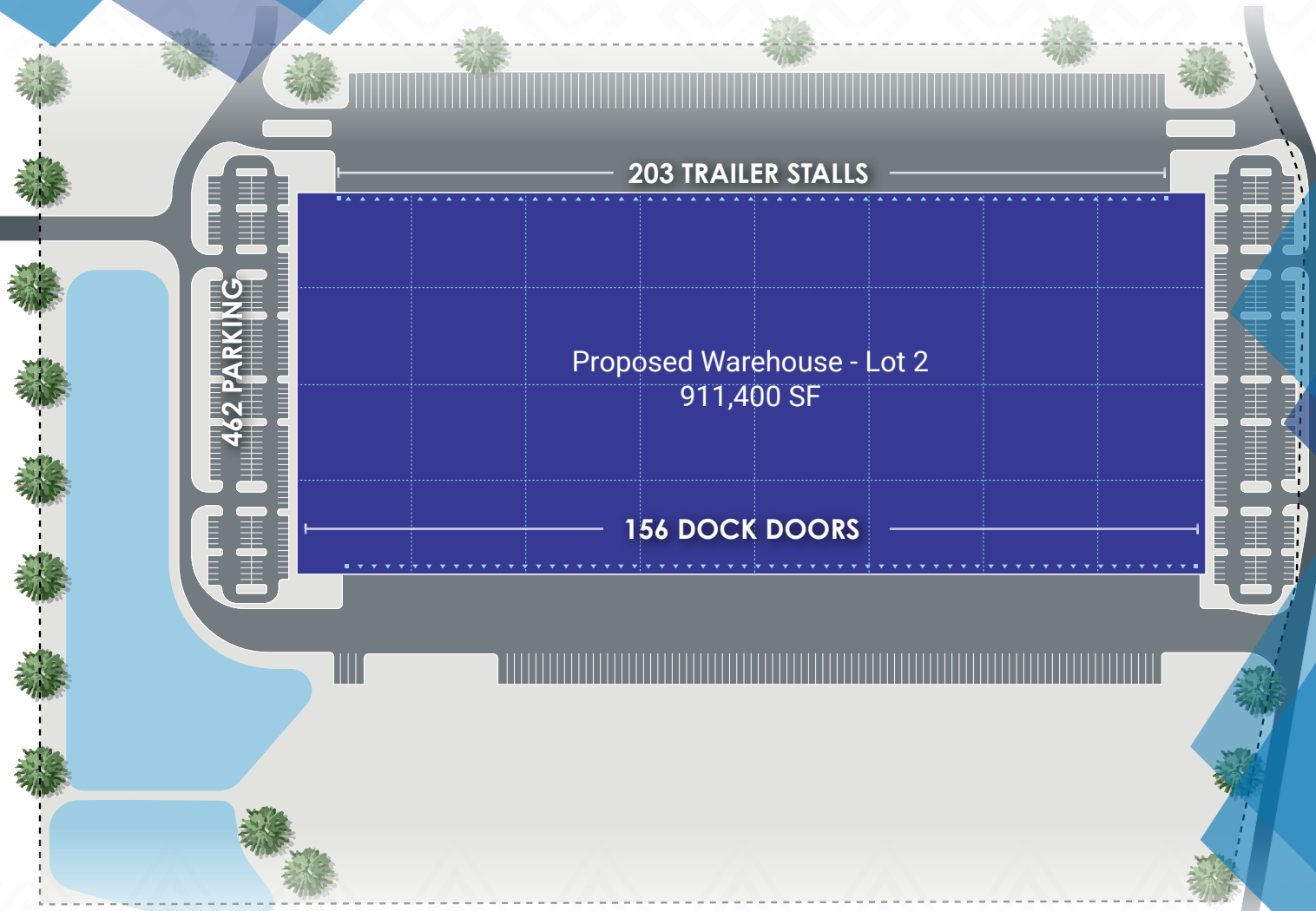
2 DAY DRIVE

231,495,090

3 DAY DRIVE

269,705,880

SITE PLAN LOT 2



 **911,400 SF**
SIZE

 **+/- 76.4**
ACRES

 **156**
DOCK DOORS

 **203**
TRAILER STALLS

 **1.30**
TRAILER STALLS
PER DOCK DOORS

 **462**
AUTO PARKS

 **CROSS-DOCK**
CONFIGURATION

 **3**
INGRESS/EGRESS POINTS

SITE PLAN LOT 2A



 **639,192 SF**
SIZE

 **+/- 99.4**
ACRES

 **100**
DOCK DOORS

 **146**
TRAILER STALLS

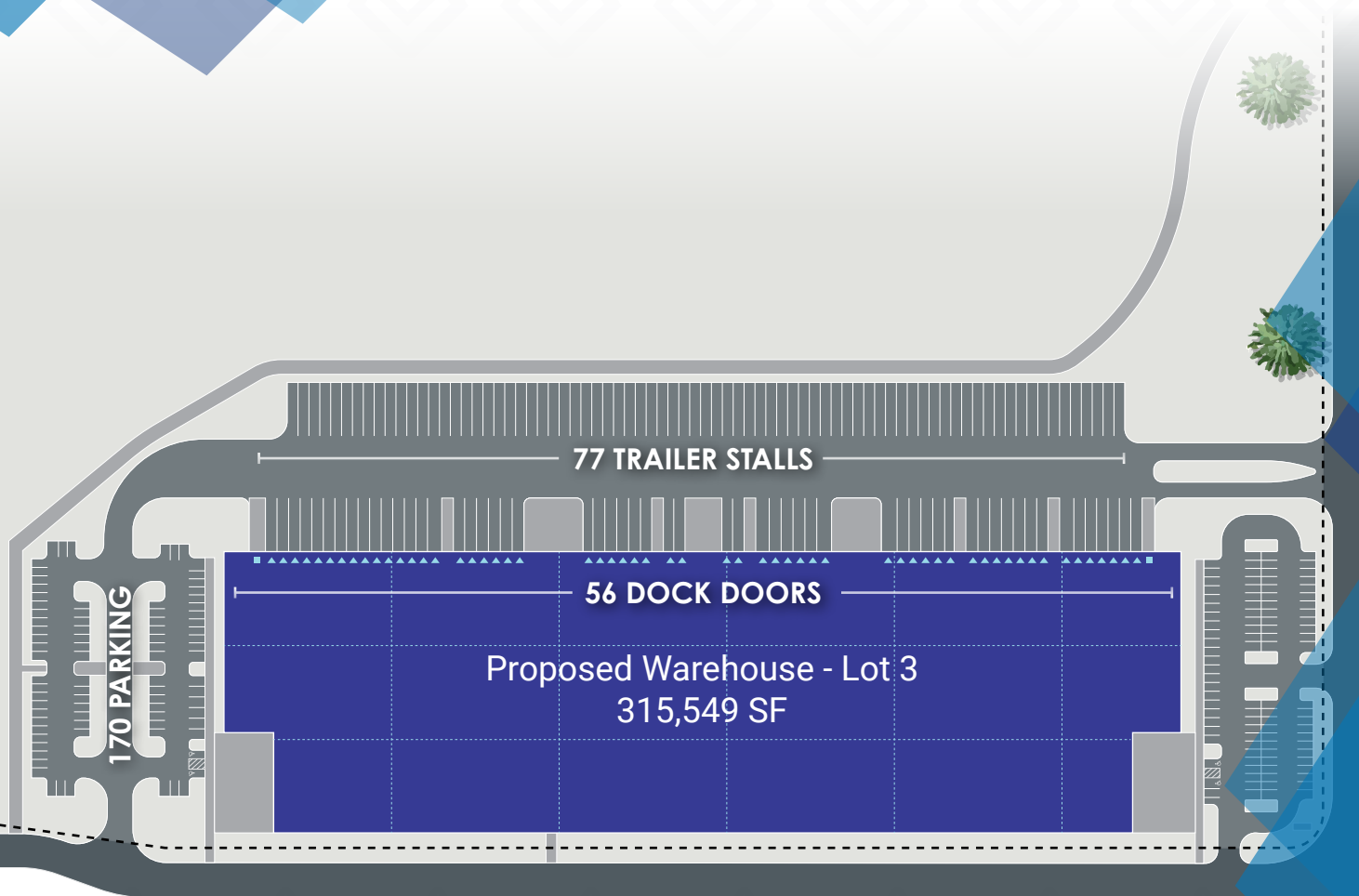
 **1.46**
TRAILER STALLS
PER DOCK DOORS

 **340**
AUTO PARKS

 **CROSS-DOCK**
CONFIGURATION

 **8**
INGRESS/EGRESS POINTS

SITE PLAN LOT 3



 **315,549 SF**
SIZE

 **+/- 37.71**
ACRES

 **56**
DOCK DOORS

 **77**
TRAILER STALLS

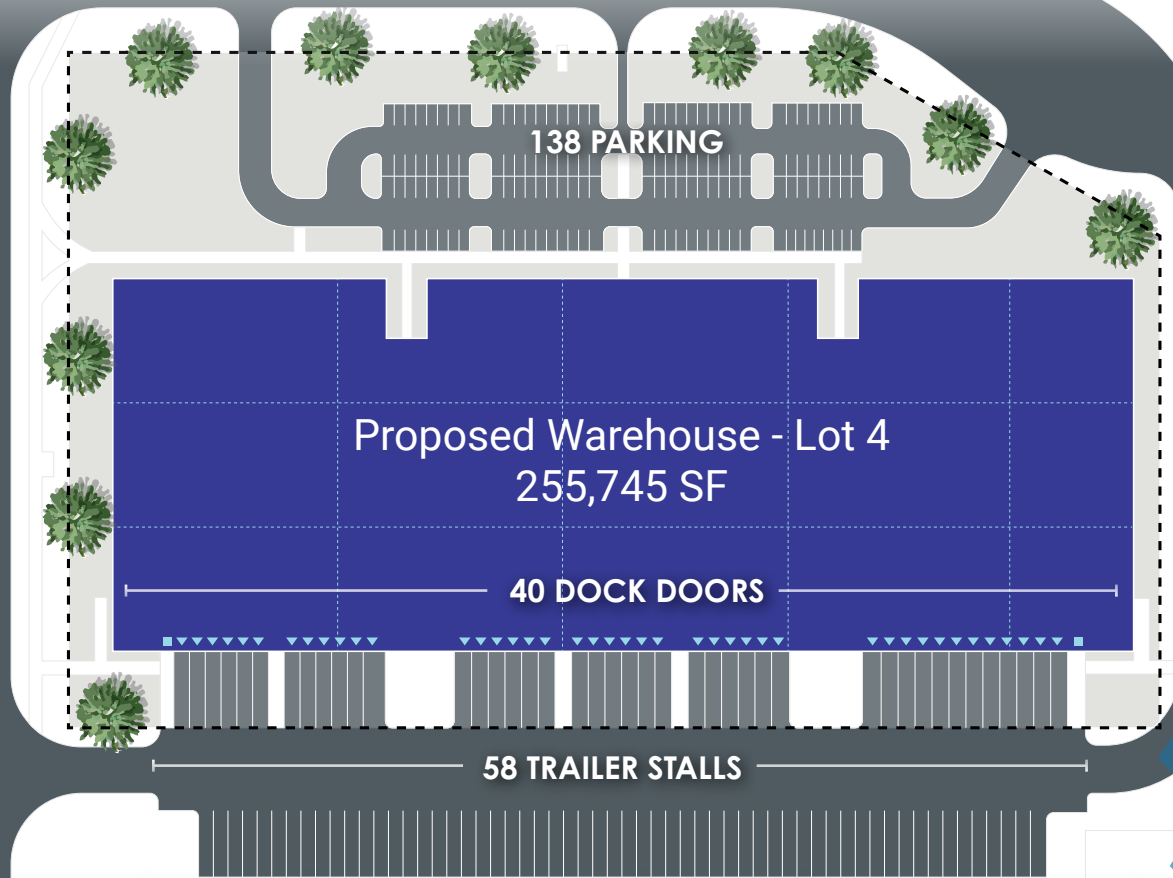
 **1.38**
TRAILER STALLS
PER DOCK DOORS

 **170**
AUTO PARKS

 **REAR-LOAD**
CONFIGURATION

 **4**
INGRESS/EGRESS POINTS

SITE PLAN LOT 4



 **255,745 SF**
SIZE

 **+/- 32.83**
ACRES

 **40**
DOCK DOORS

 **58**
TRAILER STALLS

 **1.45**
TRAILER STALLS
PER DOCK DOORS

 **138**
AUTO PARKS

 **REAR-LOAD**
CONFIGURATION

 **5**
INGRESS/EGRESS POINTS



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 **STOLTZ**



PGIM



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