

Tri-State

DISTRIBUTION
CENTER **i-95**

FOR LEASE

Access to over 6.1M people
within a 60-minute drive

333 Naamans Rd., Claymont, DE



±525,000 SF AVAILABLE

Delivering Q4 2024

www.tristatedc95.com

EXCLUSIVE LEASING

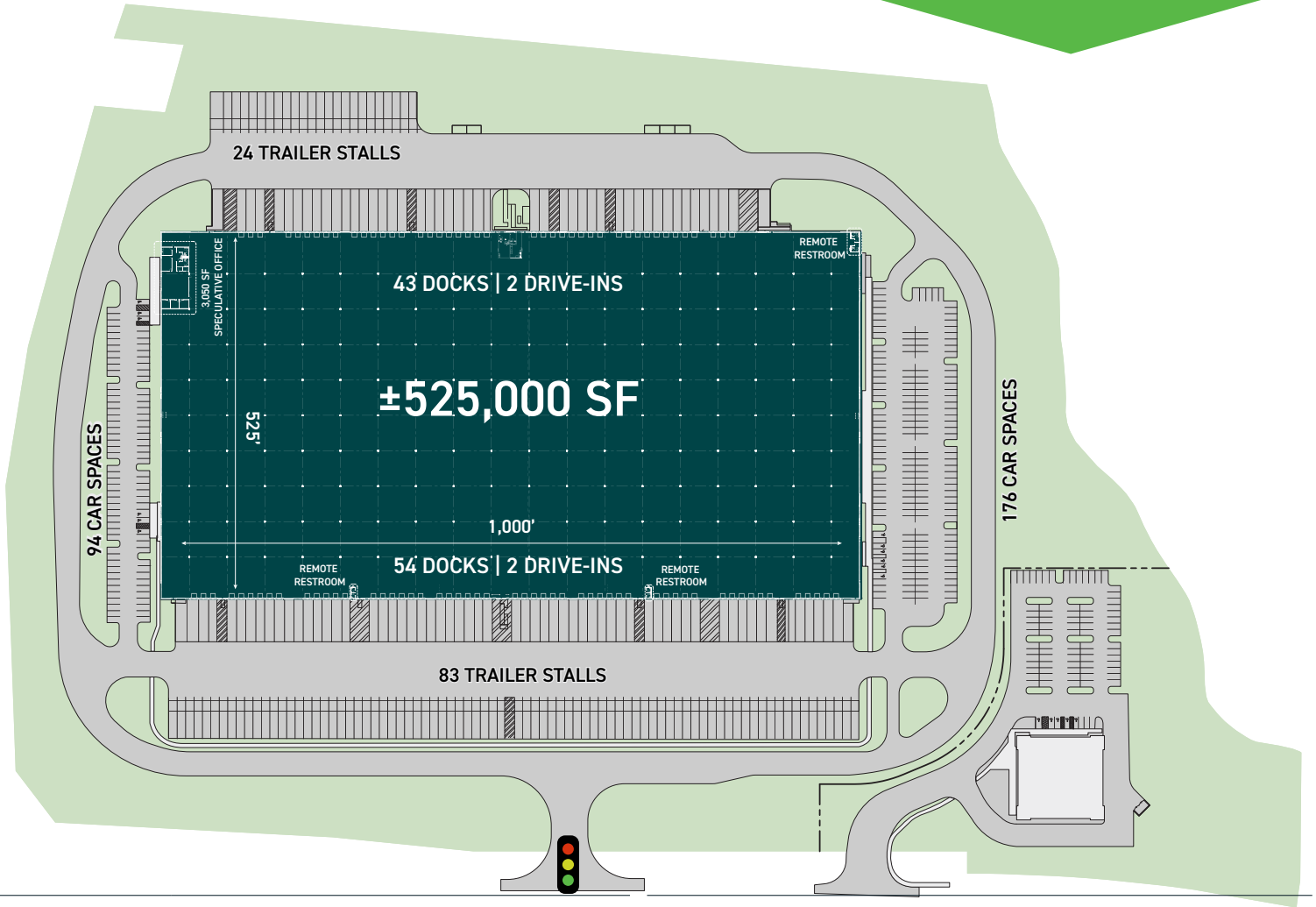
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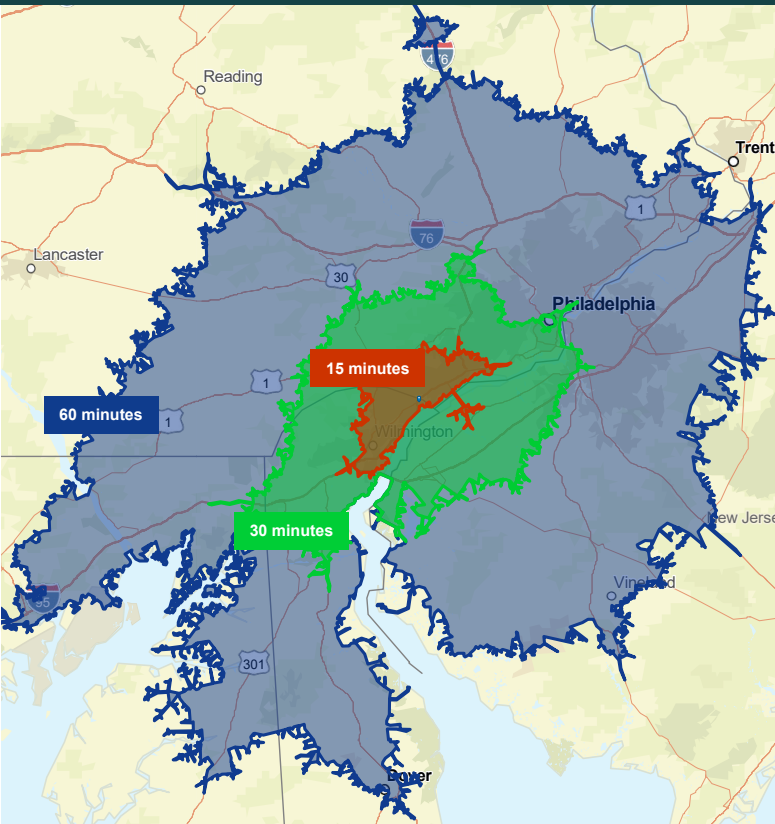
Land Area	36.4 Acres	Trailer Parking	108 dedicated stalls
Building Area	525,000 SF	Car Parking	270 spaces
Dimensions	525' D x 1,000' W	Construction	Exterior walls are tilt-up concrete panels; structural steel
Office Area	3,050 SF spec office with remote restrooms	Roof	Fully adhered TPO, mechanically fastened R20 insulation; metal decking
Clear Height	40'	Floor	7" thick unreinforced concrete, minimum 4,000 PSI compressive strength
Column Spacing	54' W x 50'7.5" D with 58'10" D speed bays	Lighting	LED fixtures on motion sensors; 30 foot-candles at 36" AFF
Dock Doors	97 (9' x 10') insulated overhead dock doors	Fire Protection	ESFR system
Dock Equipment	49 dock doors outfitted with 45,000 lb. mechanical levelers, seals and bumpers	Power	One (1) 3,000-amp & one (1) 2,000-amp, 277/480 volt, 3-phase/4-wire services
Drive-In Doors	4 (12' x 14') electronically operated doors	HVAC	Gas-fired rooftop heating units (55 degrees inside at 0 degrees outside). One (1) air change per hour
Truck Court Depth	140' - 198' on north end 198' on south end		

LOCATION OVERVIEW

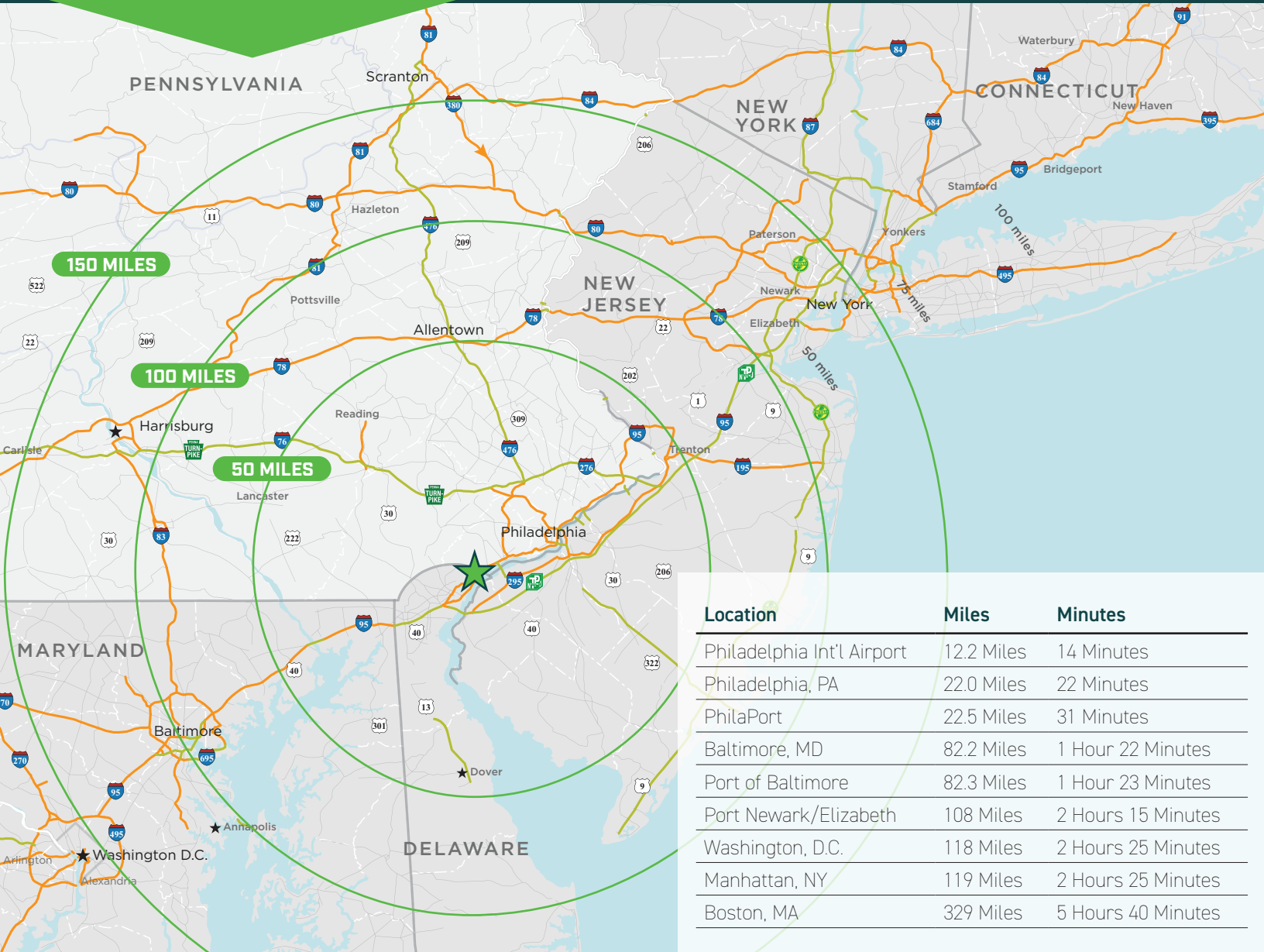


Location	Miles	Minutes
I-95	Immediate Access	1 Minute
I-495	1.1 Miles	3 Minutes
Commodore Barry Bridge	5.8 Miles	8 Minutes
I-476	7.3 Miles	8 Minutes
Philadelphia International Airport	12.7 Miles	13 Minutes
I-76 (Schuylkill Expressway)	20.3 Miles	24 Minutes
Center City, Philadelphia	22.0 Miles	22 Minutes
PhilaPort - Packer Avenue	22.5 Miles	31 Minutes
Betsy Ross Bridge	27.0 Miles	32 Minutes
PhilaPort - Tioga	27.6 Miles	34 Minutes
King of Prussia	28.2 Miles	35 Minutes

LABOR & POPULATION



	15 Minutes	30 Minutes	60 Minutes
Total Population	322,238	1,544,615	6,125,685
Total Labor Force	158,201	790,814	3,129,167
Blue Collar %	18%	17%	18%
Unemployment Rate	6.0%	5.2%	5.1%
Median Household Income	\$74,935	\$79,647	\$79,340



For leasing information please contact:

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