

FOR SALE: Newport Industrial Park



FULLY LEASED INDUSTRIAL INVESTMENT OPPORTUNITY • TWO-PARCEL ASSEMBLAGE

Alicia Fox
DSM Commercial
(302) 283-1800
alicia@dsmre.com

410 & 510 Copper Drive
Newport, DE 19804

DSM
COMMERCIAL

OFFERING SUMMARY

ADDRESS	410 & 510 Copper Drive Newport DE 19804
ZONING	GI- Industrial
LOT SIZE	2.01 Acres
# OF BUILDINGS	6
GLA	33,581 SF
HEATING TYPE	Oil, Propane, Heat Pump
UTILITIES	Separately metered Electric
NUMBER OF UNITS	17
APN	20-004.00-034; 20-004.00-035

FINANCIAL SUMMARY

PRICE	\$4,200,000
PRICE PSF	\$125.07

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	5,499	85,890	204,240
2025 Median HH Income	\$85,787	\$68,772	\$72,911
2025 Average HH Income	\$127,377	\$93,506	\$102,531



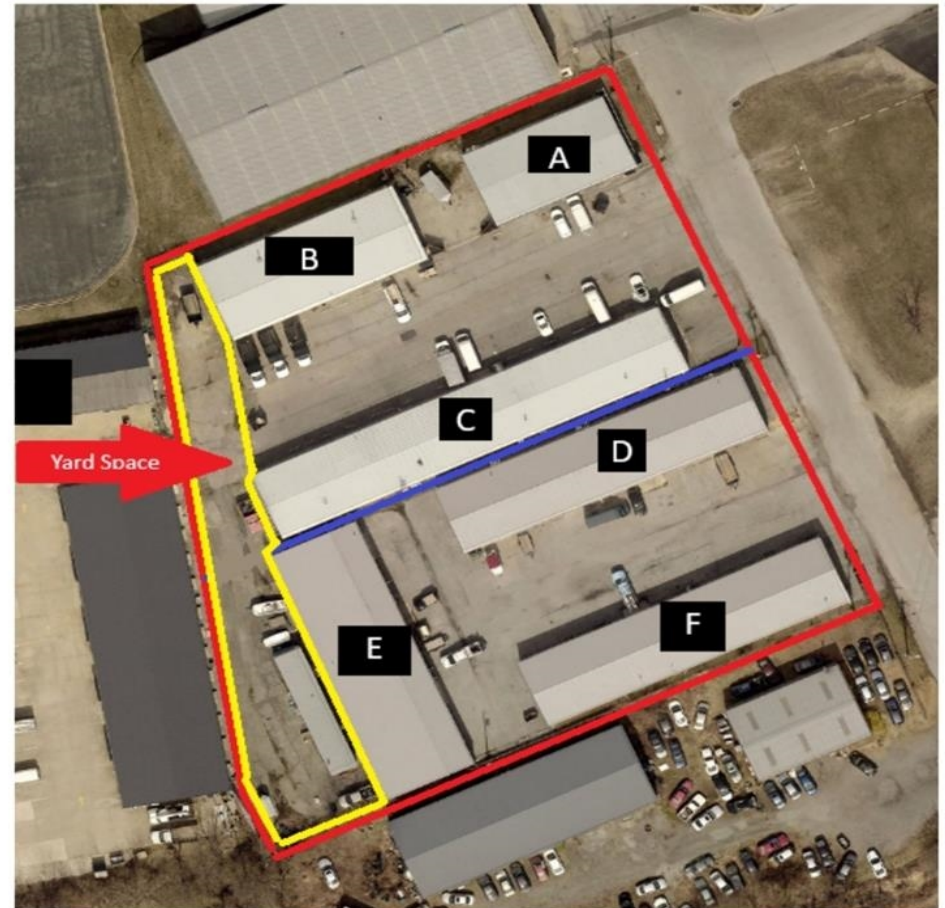
Stabilized Multi-Tenant Industrial Park in a High-Demand Logistics Corridor

- 100% Leased, Fully Stabilized Asset located in a high-demand industrial corridor. This level of stabilization provides predictable income and minimizes rollover risk, making it an attractive option for investors seeking immediate returns. The property's proven occupancy history also reflects long-term tenant commitment and strong performance within its competitive set.
- Multi-Tenant Layout: 17 units, most $\pm 2,000$ SF, each with private entrances and 10'-12' drive-in doors.
- Durable Tenant Demand supported by limited small-bay industrial inventory in Delaware.
- Consistent Occupancy & Strong Retention driven by functional design and market scarcity.
- Attractive Logistics Positioning offering efficient last-mile access to Wilmington and Northern Delaware.
- Growing Demand Drivers: E-commerce, trades, and local distribution users continue to push industrial absorption.
- Prime Last-Mile Positioning: Direct access to major freight corridors supports rapid delivery times throughout Wilmington and Northern Delaware.
- Growing Industrial Demand Drivers: E-commerce, building trades, and local distribution continue to push demand for small-bay industrial in Delaware.

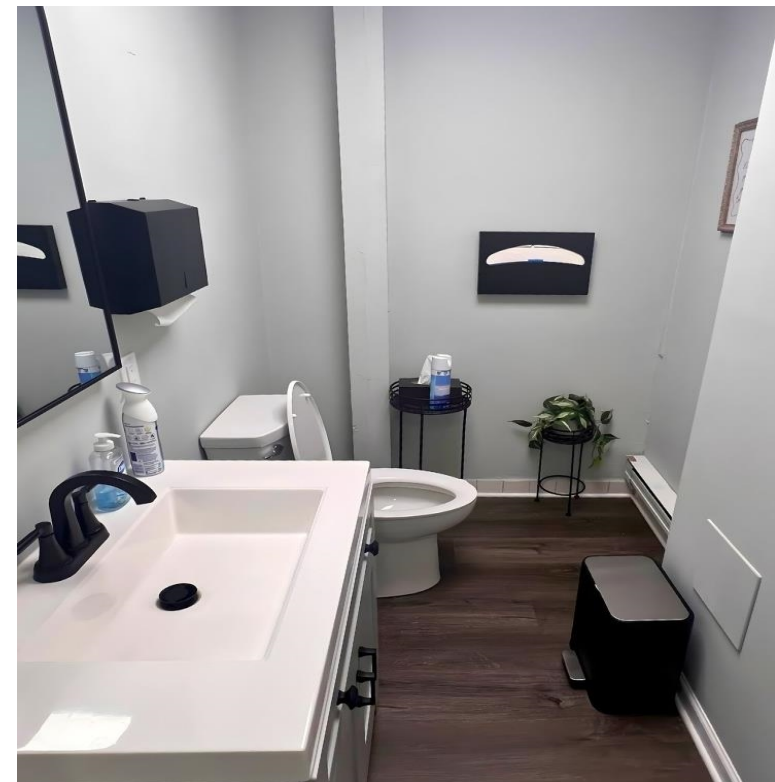


Building Information

LOT 8	BLDG SF +/-	# of Units
Bldg A	3,043	2
Bldg B	4,403	2
Bldg C	7,886	4
Yard Space W/ Trailer	0.25 AC +/-	
Total AC	1.00	
Zoning	GI (General Industry)	
Total Bldg SF	15,332	
LOT 5	BLDG SF +/-	# of Units
Bldg D	5,848	3
Bldg E	6,503	3
Bldg F	5,901	3
Total AC	1.01	
Zoning	GI (General Industry)	
Total Bldg SF	18,253	
Total Units	17	
Total BLDG SF	33,584	



**Square footages and building measurements are based on sources deemed reliable; however, accuracy is not guaranteed. Prospective purchasers should verify all dimensions and property specifications as part of their independent due diligence.



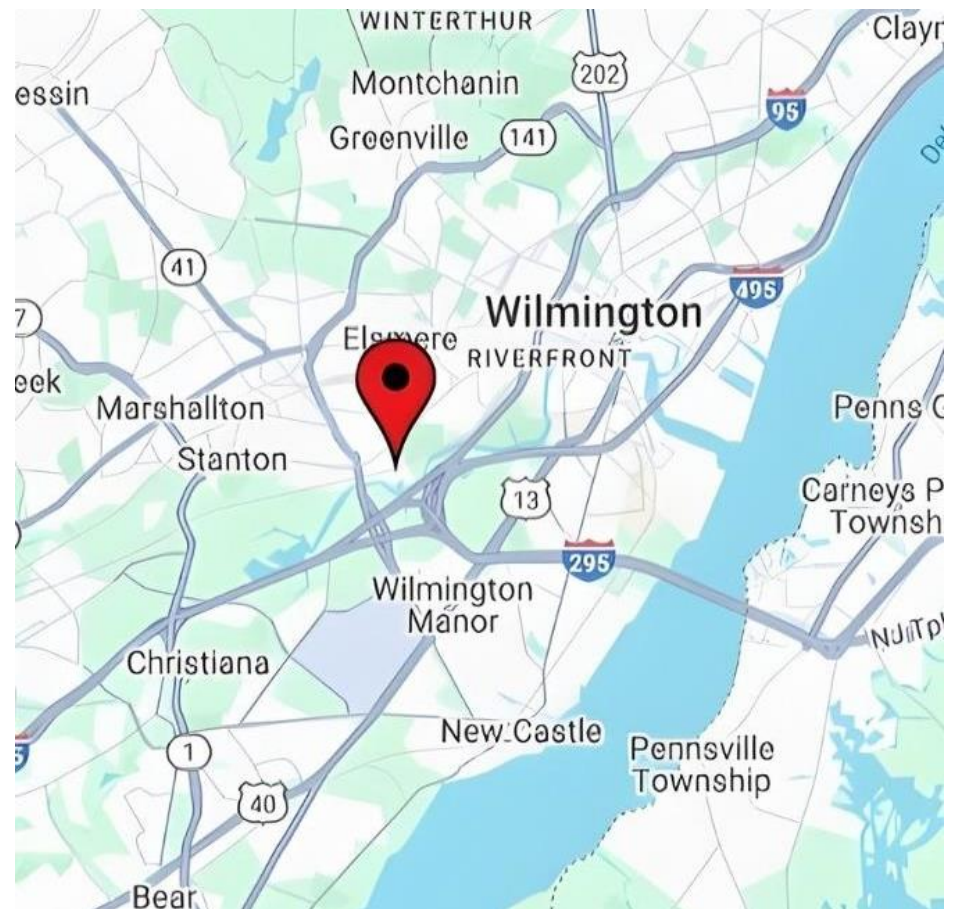
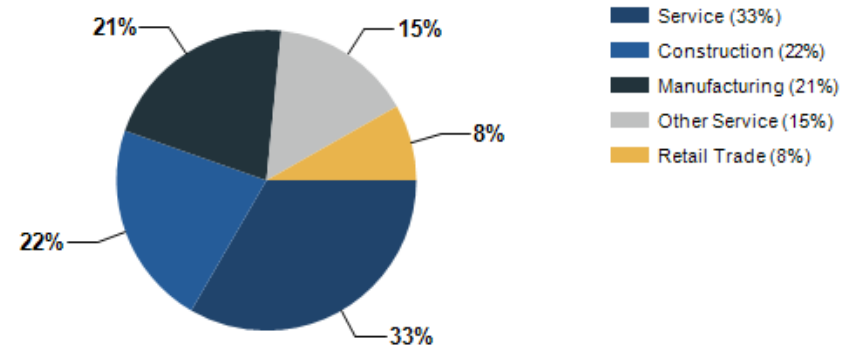
LOCATION HIGHLIGHTS

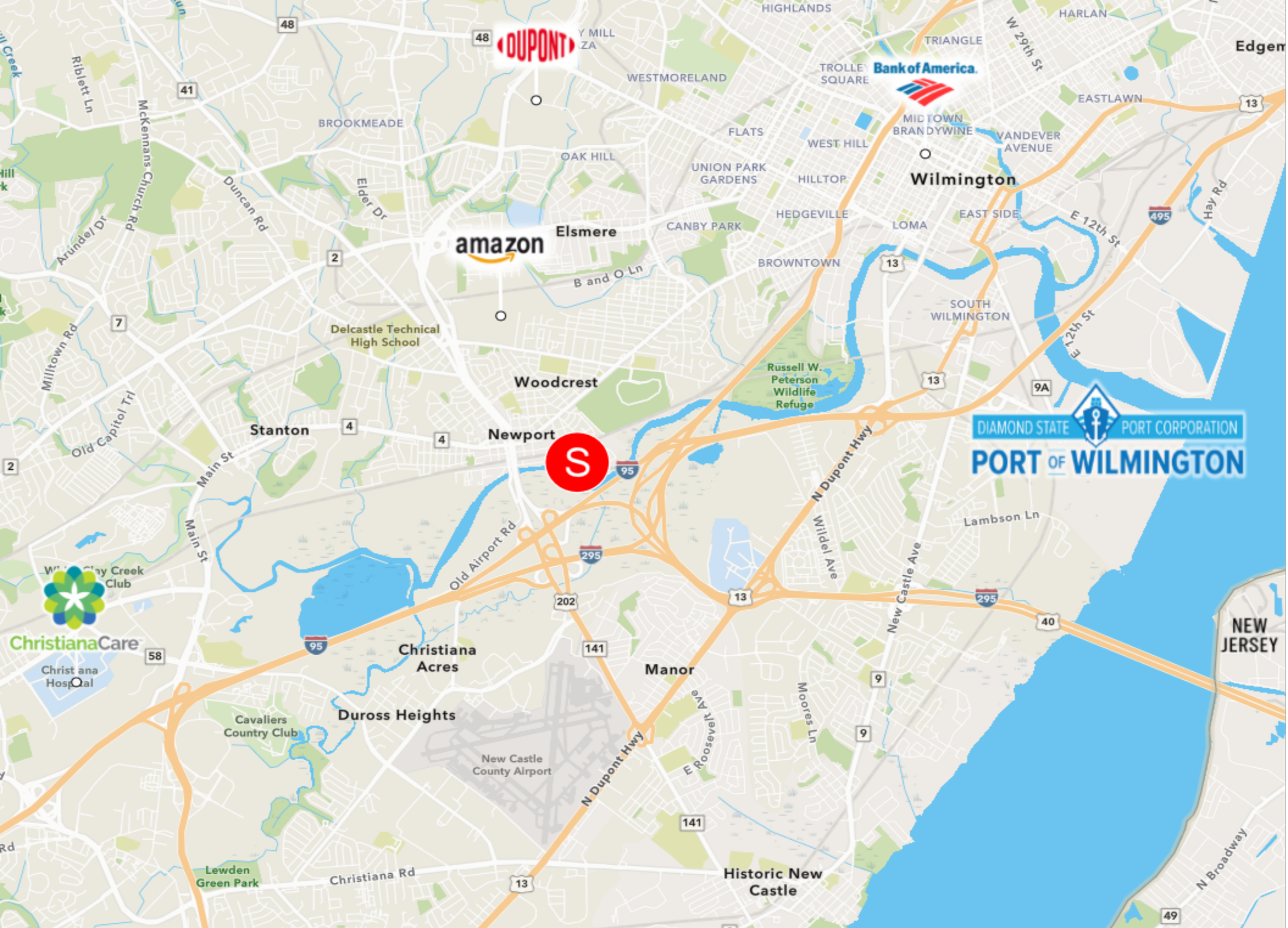
- Located in Newport's established industrial district, the property offers exceptional access to Route 141, I-95/I-295, Route 13, and the Port of Wilmington. Its strategic position between Philadelphia and Baltimore enhances regional logistics, while proximity to Wilmington's workforce and a dense 204,000+ population base supports strong tenant stability and ongoing demand.

Key Regional Distances From Newport Industrial Park

- **AIRPORT**
Philadelphia International Airport (PHL): ~27 miles | ~30–35 minutes
Wilmington Airport (ILG): ~6 miles | ~12 minutes
- **PORTS & LOGISTICS HUBS**
Port of Wilmington: ~5 miles | ~10 minutes
Port of Philadelphia: ~31 miles | ~40 minutes
Amazon Fulfillment Center (Middletown DE): ~19 miles | ~23 minutes
New Castle Intermodal / Rail Access: ~4 miles | ~8 minutes
- **MAJOR HIGHWAY ACCESS**
Route 141: <1 mile | ~1 minute
I-95: ~2 miles | ~3 minutes
I-295: ~3 miles | ~5 minutes
Route 13: ~4 miles | ~7 minutes
Route 1: ~8 miles | ~12 minutes
- **SURROUNDING MARKETS**
Downtown Wilmington: ~5 miles | ~10 minutes
Newark, DE: ~8 miles | ~12–15 minutes
King of Prussia, PA: ~31 miles | ~40 minutes
Philadelphia CBD: ~33 miles | ~40–45 minutes
Baltimore: ~65 miles | ~1 hr 15 min

Major Industries by Employee Count





State of Delaware (Non-education)

Approx. 13,200 Employees
Approx. 3 miles

Christiana Care Health Services

Approx. 10,000 Employees
Approx. 3 miles

Dupont

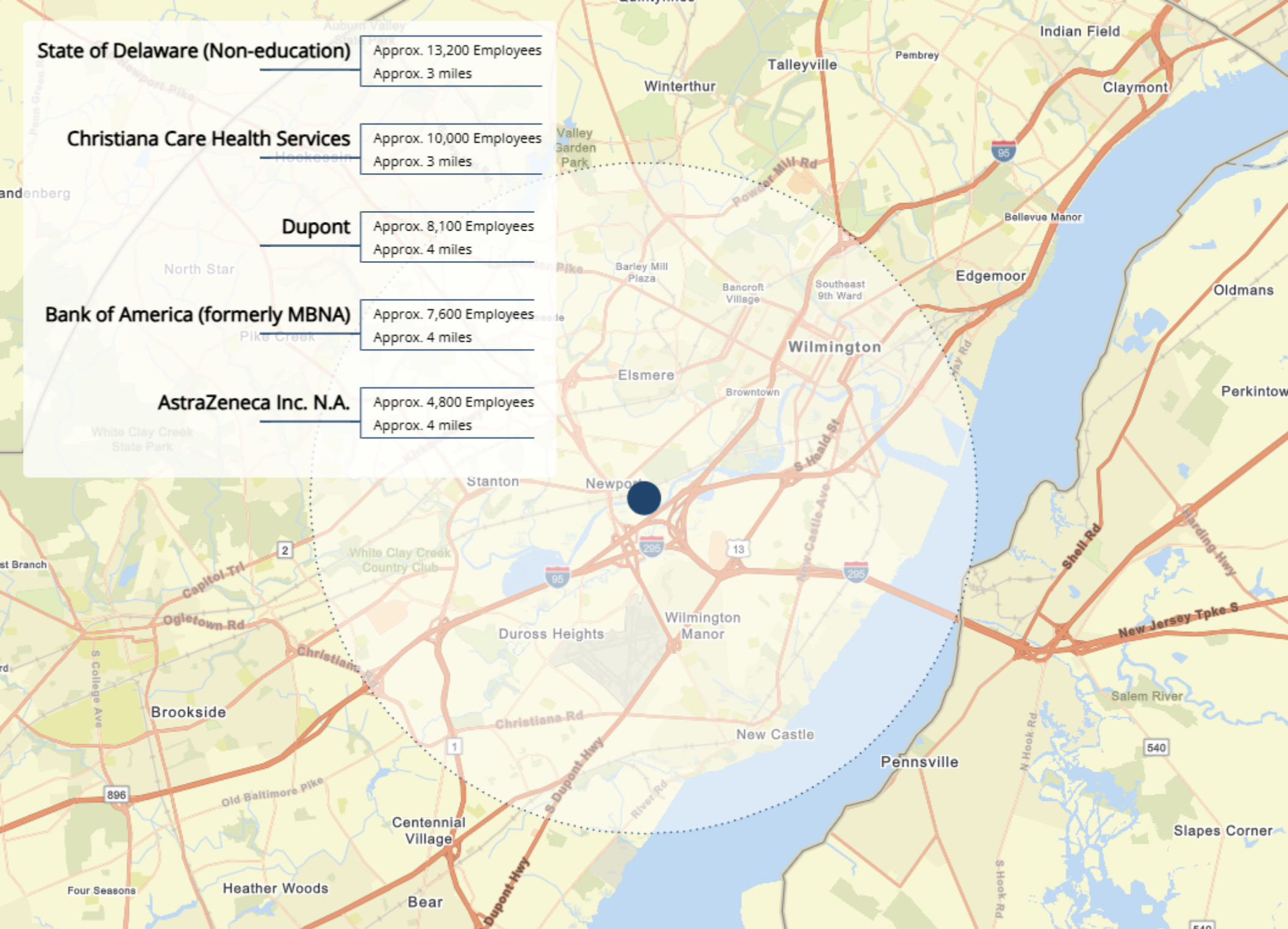
Approx. 8,100 Employees
Approx. 4 miles

Bank of America (formerly MBNA)

Approx. 7,600 Employees
Approx. 4 miles

AstraZeneca Inc. N.A.

Approx. 4,800 Employees
Approx. 4 miles



Copper Drive Assemblage (Two Parcels)	Lot 8 - all units have separate water meters
6 Industrial Buildings	Lot 5 - 3 main water meters (one in each bldg)
Total Acreage 2.01	
Zoned GI (General Industrial)	Lot 5 - All roofs were replaced in 2019 (\$80,000)

CURRENT RENTS (including Yard Space)						
LOT 8 Copper Drive						
Units 410-480						
Tax Parcel 20-004.00-034						
Bldg A	Tenant	SF +/-	Lease Start Date	Monthly Rent	Annual Rent	Lease Expiration
410	B. Lawrence Homes	2000	3/15/2019	\$ 1,700.00	\$ 20,400.00	5/31/2026
420		1000	7/15/2025	\$ 950.00	\$ 11,400.00	5/31/2026
Bldg B					\$ -	
430	Lafazia Concrete	2000	4/1/2018	\$ 1,800.00	\$ 21,600.00	month to month
440	J&T Associates	2000	6/1/2024	\$ 2,000.00	\$ 24,000.00	5/31/2026
Bldg C					\$ -	
450	Thomasville Restoration	2000	4/1/2023	\$ 1,833.33	\$ 21,999.96	5/31/2028
460		2000	9/1/2025	\$ 1,600.00	\$ 19,200.00	9/30/2026
470	Apex Flooring	2000	4/1/2023	\$ 1,850.00	\$ 22,200.00	3/31/2026
480	Kitchen Provider	2000	1/1/2015	\$ 1,700.00	\$ 20,400.00	month to month
					\$ -	
YARD SPACE w/ Trailer	VACANT	0.25 Acres		\$ 1,500.00	\$ 18,000.00	
Totals				\$ 14,933.33	\$ 179,199.96	
LOT 5 Copper Drive						
Units 510-590						
Tax parcel 20-004.00-035						
Bldg D	Tenant	SF +/-	Lease Start Date	Monthly Rent	Annual Rent	Lease Expiration
510	Housing Solutions	2000	8/1/2025	\$ 1,650.00	\$ 19,800.00	7/31/2026
520	Academy Sounds	2000	3/1/2020	\$ 1,700.00	\$ 20,400.00	5/31/2026
530	Deptula Electric	2000	6/1/2019	\$ 1,700.00	\$ 20,400.00	4/30/2026
Bldg E						
540	Verdant Plant Health	2000	4/1/2018	\$ 1,700.00	\$ 20,400.00	5/31/2026
550	Frontline Pest	2000	11/1/2025	\$ 1,650.00	\$ 19,800.00	10/31/2026
560	Sunshine supply	2000	3/15/2016	\$ 1,300.00	\$ 15,600.00	month to month
Bldg F						
570	Sunshine Supply	2000	2/1/2020	\$ 1,300.00	\$ 15,600.00	month to month
580	DT Deals	2000	8/1/2025	\$ 1,600.00	\$ 19,200.00	7/31/2026
590	Prototype Performance	2000	3/1/1990	\$ 1,300.00	\$ 15,600.00	month to month
Totals				\$ 13,900.00	\$ 166,800.00	
TOTAL RENTS FOR LOTS 5 & 8				\$ 28,833.33	\$ 345,999.96	

RENT PROJECTIONS AFTER PURCHASE

LOT 8 Copper Drive

Units 410-480

Tax Parcel 20-004.00-034

Bldg A	Tenant	SF +/-	Lease Start Date	Monthly Rent	Annual Rent	Lease Expiration
410	B. Lawrence Homes	2000	3/15/2019	\$ 1,700.00	\$ 20,400.00	5/31/2026
420		1000	7/15/2025	\$ 950.00	\$ 11,400.00	5/31/2026
Bldg B					\$ -	
430	Lafazia Concrete	2000	4/1/2018	\$ 2,000.00	\$ 24,000.00	
440	J&T Associates	2000	6/1/2024	\$ 2,000.00	\$ 24,000.00	5/31/2026
Bldg C					\$ -	
450	Thomasville Restoration	2000	4/1/2023	\$ 1,833.33	\$ 21,999.96	5/31/2028
460		2000	9/1/2025	\$ 1,600.00	\$ 19,200.00	9/30/2026
470	Apex Flooring	2000	4/1/2023	\$ 1,850.00	\$ 22,200.00	3/31/2026
480	Kitchen Provider	2000	1/1/2015	\$ 2,000.00	\$ 24,000.00	
Yard Space w/ Trailer				\$ 1,500.00	\$ 18,000.00	
Totals				\$ 15,433.33	\$ 185,199.96	

LOT 5 Copper Drive

Units 510-590

Tax parcel 20-004.00-035

Bldg A	Tenant	SF +/-	Lease Start Date	Monthly Rent	Annual Rent	Lease Expiration
510	Housing Solutions	2000	8/1/2025	\$ 1,650.00	\$ 19,800.00	7/31/2026
520	Academy Sounds	2000	3/1/2020	\$ 1,700.00	\$ 20,400.00	5/31/2026
530	Deptula Electric	2000	6/1/2019	\$ 1,700.00	\$ 20,400.00	4/30/2026
Bldg B						
540	Verdant Plant Health	2000	4/1/2018	\$ 1,700.00	\$ 20,400.00	5/31/2026
550	Frontline Pest	2000	11/1/2025	\$ 1,650.00	\$ 19,800.00	10/31/2026
560	Sunshine supply	2000	3/15/2016	\$ 2,000.00	\$ 24,000.00	
Bldg C						
570	Sunshine Supply	2000	2/1/2020	\$ 2,000.00	\$ 24,000.00	
580	DT Deals	2000	8/1/2025	\$ 1,600.00	\$ 19,200.00	7/31/2026
590	Prototype Performance	2000	3/1/1990	\$ 2,000.00	\$ 24,000.00	
Totals				\$ 16,000.00	\$ 192,000.00	
TOTAL RENTS FOR LOTS 5 & 8				\$ 31,433.33	\$ 377,199.96	

RENT PROJECTIONS BY END OF 2026

LOT 8 Copper Drive

Units 410-480

Tax Parcel 20-004.00-034

Bldg A	Tenant	SF +/-	Lease Start Date	Monthly Rent	Annual Rent	Lease Expiration
410	B. Lawrence Homes	2000	3/15/2019	\$ 2,000.00	\$ 24,000.00	5/31/2026
420		1000	7/15/2025	\$ 1,000.00	\$ 12,000.00	5/31/2026
Bldg B					\$ -	
430	Lafazia Concrete	2000	4/1/2018	\$ 2,000.00	\$ 24,000.00	
440	J&T Associates	2000	6/1/2024	\$ 2,000.00	\$ 24,000.00	5/31/2026
Bldg C					\$ -	
450	Thomasville Restoration	2000	4/1/2023	\$ 1,888.33	\$ 22,659.96	5/31/2028
460		2000	9/1/2025	\$ 2,000.00	\$ 24,000.00	9/30/2026
470	Apex Flooring	2000	4/1/2023	\$ 2,000.00	\$ 24,000.00	3/31/2026
480	Kitchen Provider	2000	1/1/2015	\$ 2,000.00	\$ 24,000.00	
Yard Space w/ Trailer				\$ 1,500.00	\$ 18,000.00	
Totals				\$ 16,388.33	\$ 196,659.96	

LOT 5 Copper Drive

Units 510-590

Tax parcel 20-004.00-035

Bldg A	Tenant	SF +/-	Lease Start Date	Monthly Rent	Annual Rent	Lease Expiration
510	Housing Solutions	2000	8/1/2025	\$ 2,000.00	\$ 24,000.00	7/31/2026
520	Academy Sounds	2000	3/1/2020	\$ 2,000.00	\$ 24,000.00	5/31/2026
530	Deptula Electric	2000	6/1/2019	\$ 2,000.00	\$ 24,000.00	4/30/2026
Bldg B						
540	Verdant Plant Health	2000	4/1/2018	\$ 2,000.00	\$ 24,000.00	5/31/2026
550	Frontline Pest	2000	11/1/2025	\$ 2,000.00	\$ 24,000.00	10/31/2026
560	Sunshine supply	2000	3/15/2016	\$ 2,000.00	\$ 24,000.00	
Bldg C						
570	Sunshine Supply	2000	2/1/2020	\$ 2,000.00	\$ 24,000.00	
580	DT Deals	2000	8/1/2025	\$ 2,000.00	\$ 24,000.00	7/31/2026
590	Prototype Performance	2000	3/1/1990	\$ 2,000.00	\$ 24,000.00	
Totals				\$ 18,000.00	\$ 216,000.00	
TOTAL RENTS FOR LOTS 5 & 8				\$ 34,388.33	\$ 412,659.96	

Current + Yard Income

Copper Dr

Square Feet 33,000 +/-

PRO FORMA STATEMENT -		
PURCHASE PRICE:	\$4,200,000.00	CAP RATE: 7.02%
REVENUE		
	Annual	Monthly
Projected Income - Rents	\$345,999.96	\$28,833.33
Less Vacancy & Collection	\$10,380.00	\$865.00
Effective Gross Income	\$335,619.96	\$27,968.33
EXPENSES		
County Taxes	\$1,477.18	\$123.10
School Tax	\$14,789.66	\$1,232.47
Newport Tax	\$6,526.07	\$543.84
Insurance	\$15,506.00	\$1,292.17
Water/Sewer	\$2,432.00	\$202.67
TOTAL EXPENSES	\$40,730.91	\$3,394.24
NOI	\$294,889.05	\$24,574.09
Acquisition Analysis		
Purchase Price	\$4,200,000.00	\$350,000.00
Closing Costs	\$126,000.00	\$10,500.00
Total Purchase Price	\$4,326,000.00	\$360,500.00
Equity 30%	\$1,297,800.00	\$108,150.00
Debt 70%	\$3,028,200.00	\$252,350.00
Interest Rate 6.55%		
Term 25		
PMT	\$249,405.87	\$20,783.82
Total Cash Flow	\$45,483.19	\$3,790.27
Debt Coverage Ratio	1.18	
Cash/Cash Return	3.5%	

Projected Rents (m2m tenants increase + yard rents)

Copper Dr

Square Feet

33,000 +/-

PRO FORMA STATEMENT -		
PURCHASE PRICE:	\$4,200,000.00	CAP RATE: 7.74%
REVENUE		
	Annual	Monthly
Projected Income - Rents	\$377,199.96	\$31,433.33
Less Vacancy & Collection	3.00% \$11,316.00	\$943.00
Effective Gross Income	\$365,883.96	\$30,490.33
EXPENSES		
County Taxes	\$1,477.18	\$123.10
School Tax	\$14,789.66	\$1,232.47
Newport Tax	\$6,526.07	\$543.84
Insurance	\$15,506.00	\$1,292.17
Water/Sewer	\$2,432.00	\$202.67
TOTAL EXPENSES	\$40,730.91	\$3,394.24
NOI	\$325,153.05	\$27,096.09
Acquisition Analysis		
Purchase Price	\$4,200,000.00	\$350,000.00
Closing Costs	\$126,000.00	\$10,500.00
Total Purchase Price	\$4,326,000.00	\$360,500.00
Equity 30%	\$1,297,800.00	\$108,150.00
Debt 70%	\$3,028,200.00	\$252,350.00
Interest Rate 6.55%		
Term 25		
PMT	\$249,405.87	\$20,783.82
Total Cash Flow	\$75,747.19	\$6,312.27
Debt Coverage Ratio	1.30	
Cash/Cash Return	5.8%	

Projected Rents by End of 2026

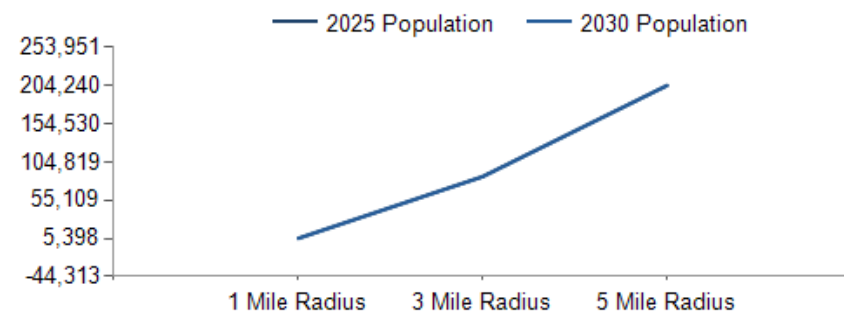
Copper Dr

Square Feet 33,000 +/-

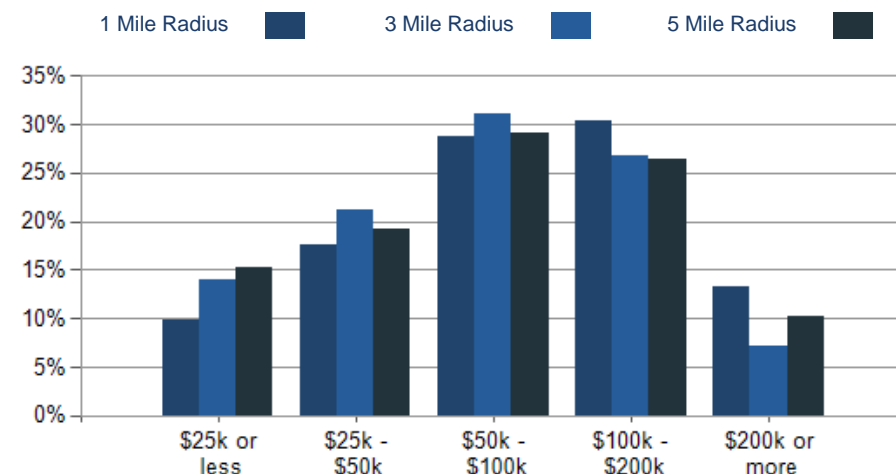
PRO FORMA STATEMENT -		
PURCHASE PRICE:	\$4,200,000.00	CAP RATE: 8.56%
REVENUE		
	Annual	Monthly
Projected Income - Rents	\$412,659.60	\$34,388.30
Less Vacancy & Collection	3.00% \$12,379.79	\$1,031.65
Effective Gross Income	\$400,279.81	\$33,356.65
EXPENSES		
County Taxes	\$1,477.18	\$123.10
School Tax	\$14,789.66	\$1,232.47
Newport Tax	\$6,526.07	\$543.84
Insurance	\$15,506.00	\$1,292.17
Water/Sewer	\$2,432.00	\$202.67
TOTAL EXPENSES	\$40,730.91	\$3,394.24
NOI	\$359,548.90	\$29,962.41
Acquisition Analysis		
Purchase Price	\$4,200,000.00	\$350,000.00
Closing Costs	\$126,000.00	\$10,500.00
Total Purchase Price	\$4,326,000.00	\$360,500.00
Equity 30%	\$1,297,800.00	\$108,150.00
Debt 70%	\$3,028,200.00	\$252,350.00
Interest Rate 6.55%		
Term 25		
PMT	\$249,405.87	\$20,783.82
Total Cash Flow	\$110,143.04	\$9,178.59
Debt Coverage Ratio	1.44	
Cash/Cash Return	8.5%	

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,531	84,594	200,871
2010 Population	5,535	85,005	199,251
2025 Population	5,499	85,890	204,240
2030 Population	5,398	85,576	204,028
2025 African American	706	24,620	70,446
2025 American Indian	39	663	1,135
2025 Asian	94	1,614	6,748
2025 Hispanic	1,180	23,367	37,371
2025 Other Race	540	11,796	17,968
2025 White	3,483	37,206	88,899
2025 Multiracial	635	9,943	18,962
2025-2030: Population: Growth Rate	-1.85%	-0.35%	-0.10%

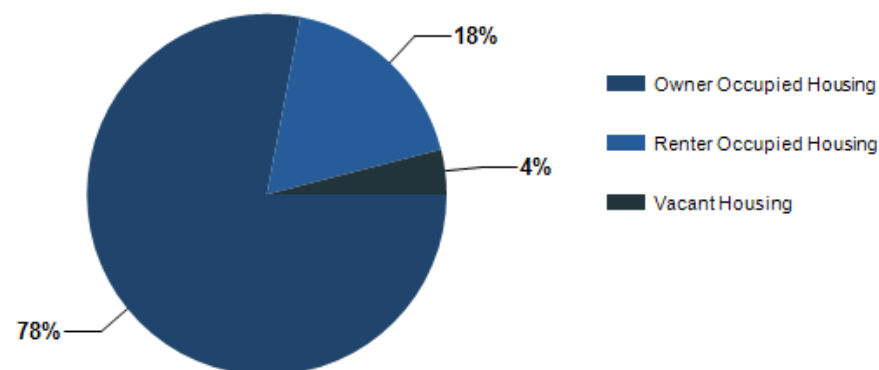
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	90	2,649	7,893
\$15,000-\$24,999	125	2,085	5,067
\$25,000-\$34,999	126	2,369	5,935
\$35,000-\$49,999	257	4,793	10,438
\$50,000-\$74,999	355	6,263	14,255
\$75,000-\$99,999	269	4,244	10,586
\$100,000-\$149,999	387	5,979	14,048
\$150,000-\$199,999	274	3,056	8,417
\$200,000 or greater	290	2,426	8,709
Median HH Income	\$85,787	\$68,772	\$72,911
Average HH Income	\$127,377	\$93,506	\$102,531



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

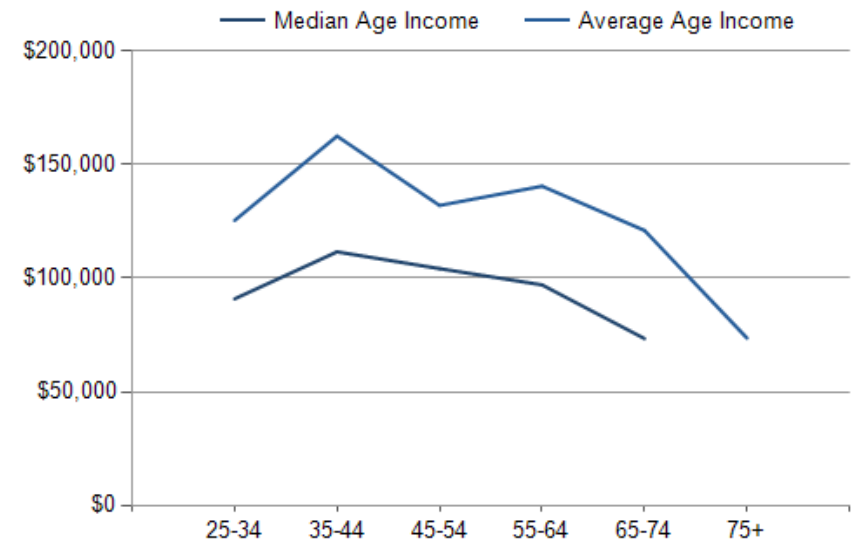
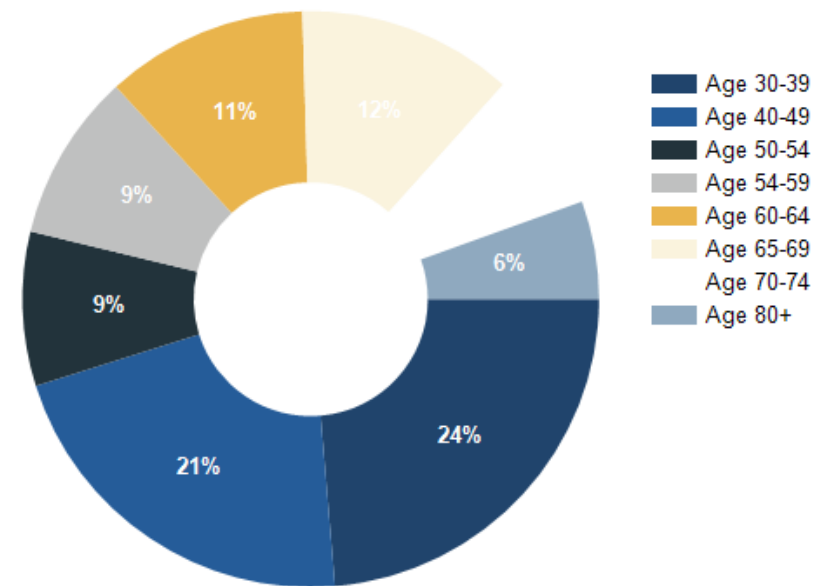


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	400	6,510	15,676
2025 Population Age 35-39	412	6,429	14,766
2025 Population Age 40-44	392	6,008	13,447
2025 Population Age 45-49	345	5,161	11,680
2025 Population Age 50-54	297	5,037	11,867
2025 Population Age 55-59	323	5,006	12,289
2025 Population Age 60-64	389	5,314	13,108
2025 Population Age 65-69	415	4,977	12,185
2025 Population Age 70-74	270	3,702	9,599
2025 Population Age 75-79	189	2,518	7,060
2025 Population Age 80-84	114	1,559	4,582
2025 Population Age 85+	109	1,431	4,006
2025 Population Age 18+	4,428	67,159	162,400
2025 Median Age	41	38	39
2030 Median Age	43	40	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$90,868	\$76,071	\$79,448
Average Household Income 25-34	\$125,419	\$95,218	\$102,478
Median Household Income 35-44	\$111,596	\$85,140	\$87,558
Average Household Income 35-44	\$162,559	\$111,278	\$117,564
Median Household Income 45-54	\$104,201	\$84,238	\$91,280
Average Household Income 45-54	\$132,030	\$105,709	\$119,650
Median Household Income 55-64	\$97,056	\$73,259	\$79,056
Average Household Income 55-64	\$140,517	\$96,989	\$111,422
Median Household Income 65-74	\$73,373	\$55,652	\$59,185
Average Household Income 65-74	\$121,004	\$82,938	\$91,543
Average Household Income 75+	\$73,585	\$63,224	\$72,527

Population By Age



FOR SALE: Newport Industrial Park

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from DSM Commercial and it should not be made available to any other person or entity without the written consent of DSM Commercial.

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The information contained herein is not a substitute for a thorough due diligence investigation. DSM Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, DSM Commercial has not verified, and will not verify, any of the information contained herein, nor has DSM Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Alicia Fox
DSM Commercial
(302) 283-1800
alicia@dsmre.com



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