

FIRST PARK NEW CASTLE

Building A - 124 Christiana Road, New Castle, DE

Building B - 313 Churchmans Road, New Castle, DE

DEVELOPER / OWNER:



- ### BUILDING A
- SITE WORK UNDERWAY
 - PAD COMPLETE
 - FLOOR COMPLETE
 - WALLS UP
 - STRUCTURAL STEEL UNDERWAY
 - ROOF
 - EARLY ACCESS
 - DELIVERY

- ### BUILDING B
- SITE WORK UNDERWAY
 - PAD COMPLETE
 - FLOOR COMPLETE
 - WALLS UP
 - STRUCTURAL STEEL UNDERWAY
 - ROOF
 - EARLY ACCESS
 - DELIVERY



TWO BUILDING INDUSTRIAL PARK UNDER CONSTRUCTION

BUILDING A - 611,520 SF AVAILABLE FOR BUILD-TO-SUIT

BUILDING B - 225,680 SF AVAILABLE FOR LEASE - Q1 2026 DELIVERY

www.firstparknewcastle.com



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DEVELOPER / OWNER:



SPECIFICATIONS

BUILDING A

Available Space:	611,520 SF
Divisible To:	+/- 150,000 SF
Clear Height:	40'
Dock Doors:	131
Car Parking Spaces:	360
Trailer Parking Spots:	121

BUILDING B

Available Space:	225,680 SF
Divisible To:	+/- 50,000 SF
Clear Height:	36'
Dock Doors:	43
Car Parking Spaces:	178
Trailer Parking Spots:	57

LABOR SNAPSHOT WITHIN 10 MILE RADIUS

Total Population	Total Workforce	Blue Collar Workforce	Unemployment Rate in New Castle Co.
473,169	238,229	44,996/18.9%	4.6%

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THE DELAWARE ADVANTAGE



Superior Labor Pool



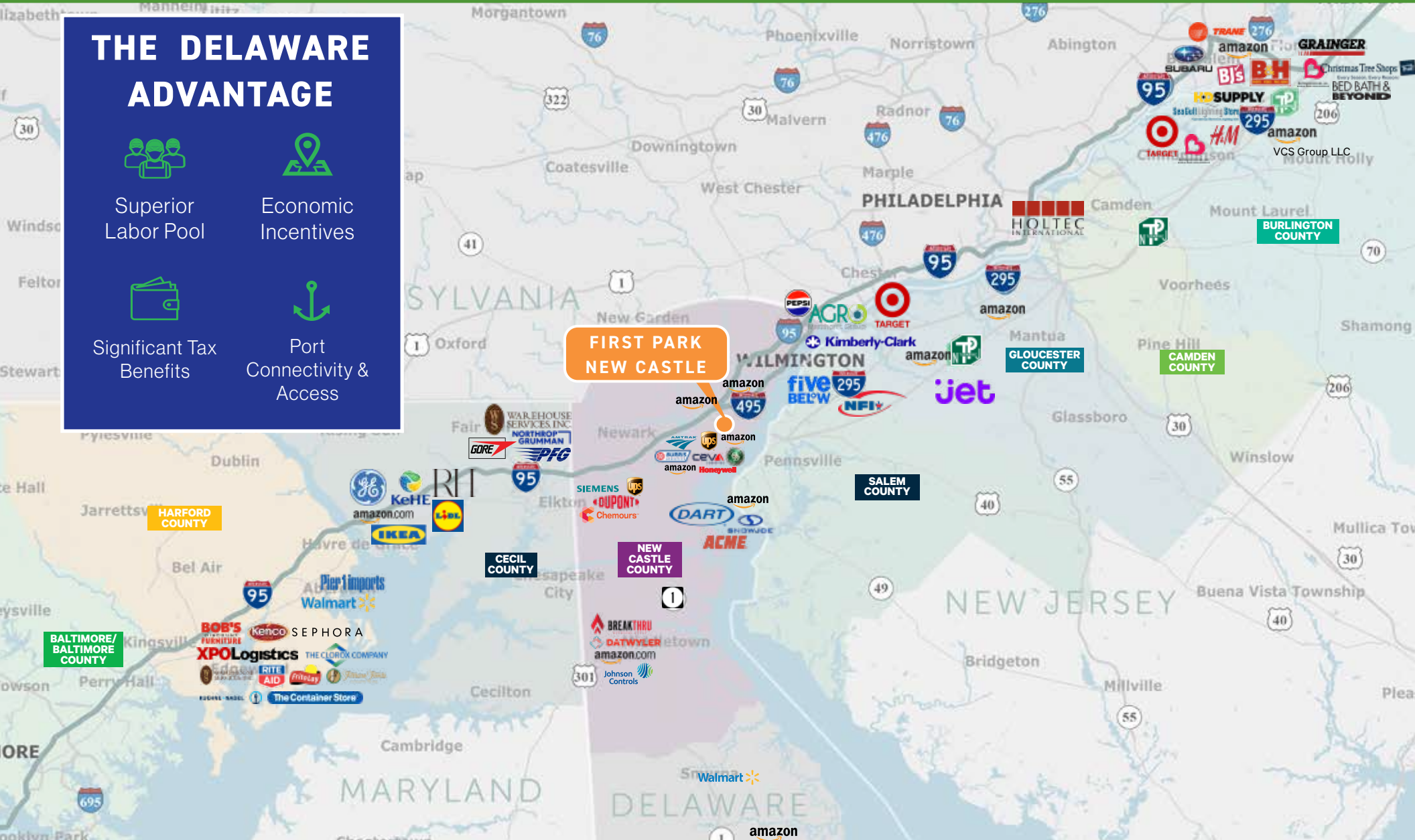
Economic Incentives



Significant Tax Benefits



Port Connectivity & Access



FIRST PARK NEW CASTLE

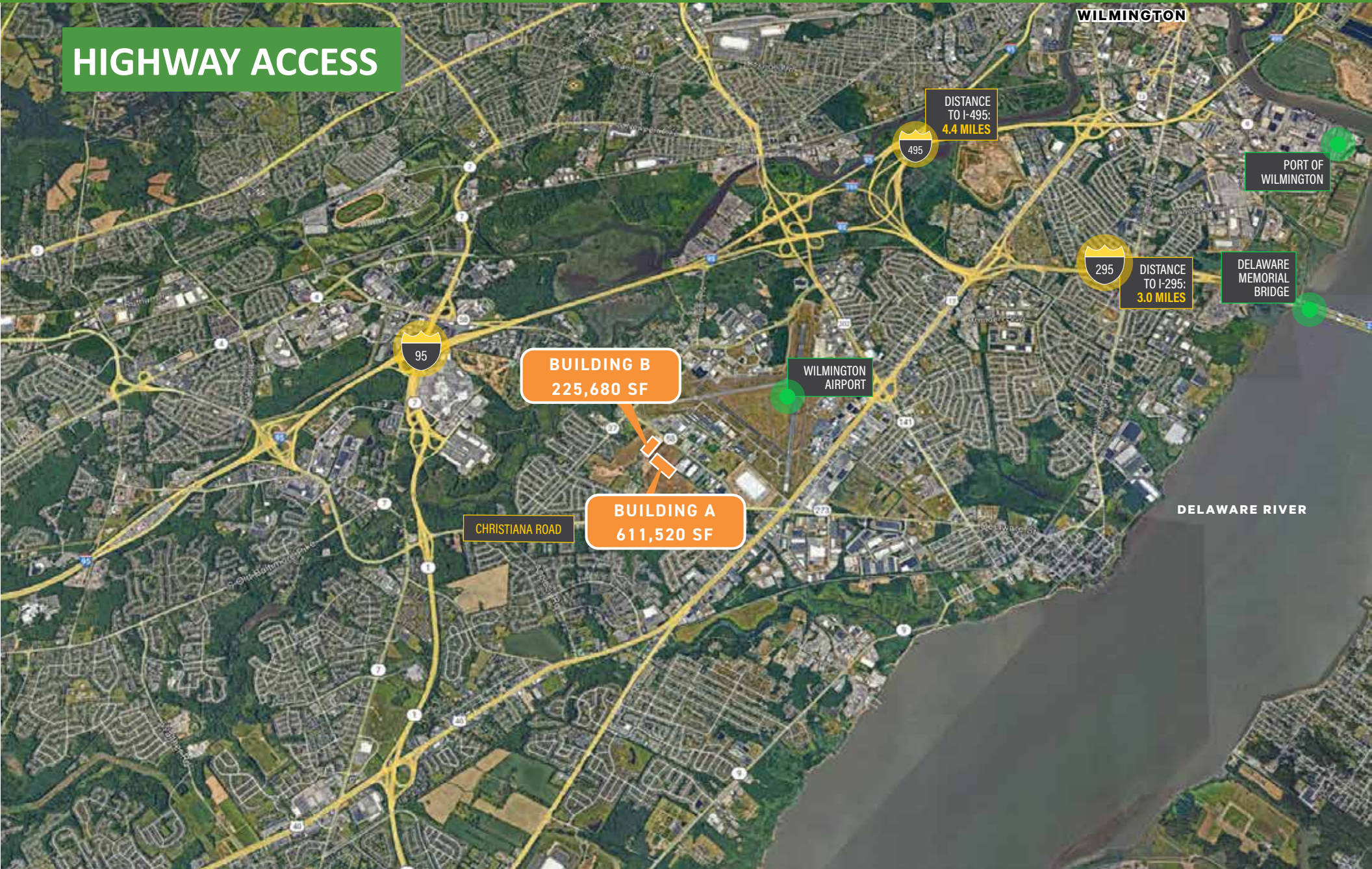
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HIGHWAY ACCESS



BUILDING B
225,680 SF

BUILDING A
611,520 SF

CHRISTIANA ROAD

WILMINGTON AIRPORT

WILMINGTON

DISTANCE TO I-495:
4.4 MILES

DISTANCE TO I-295:
3.0 MILES

PORT OF WILMINGTON

DELAWARE MEMORIAL BRIDGE

DELAWARE RIVER

FIRST PARK NEW CASTLE

Building A - 124 Christiana Road, New Castle, DE

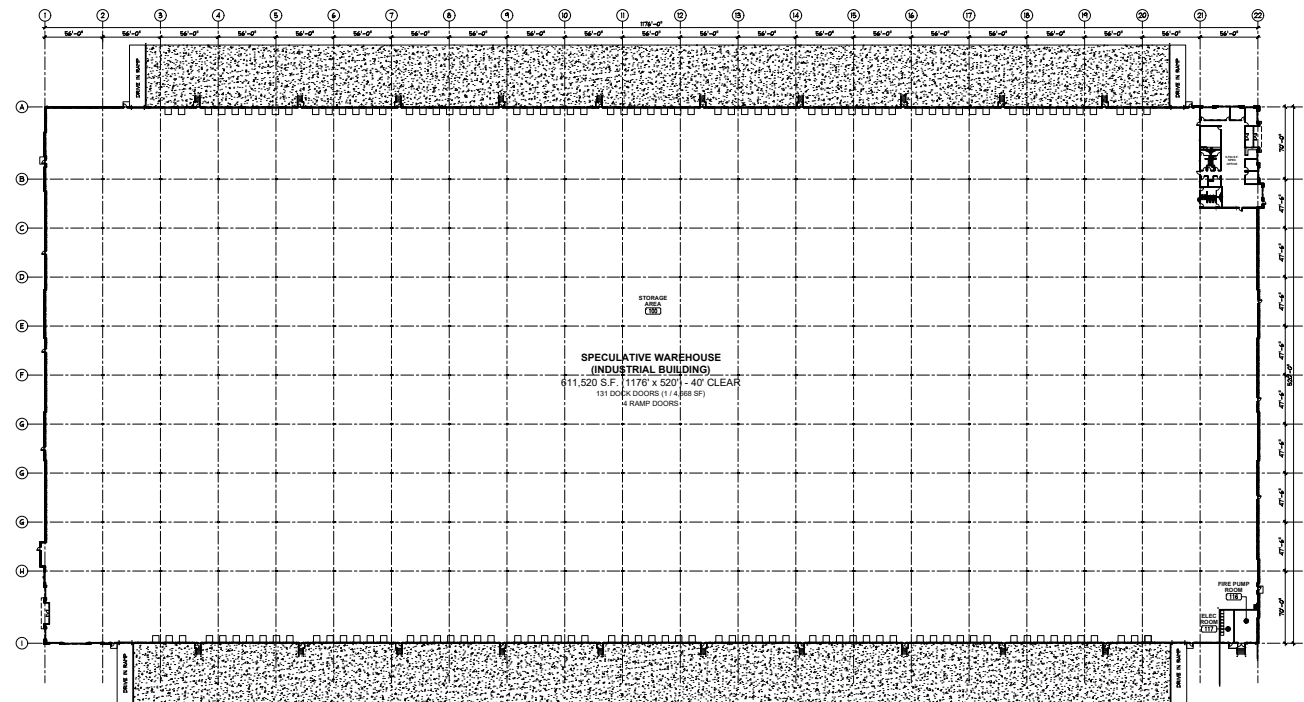
Building B - 313 Churchmans Road, New Castle, DE

DEVELOPER / OWNER:



BUILDING A

- 611,520 SF
- Cross dock
- Divisible to +/- 150,000 SF
- 1,176' x 520'
- 40' clear
- 131 dock doors (1:4,668 SF)
- 4 drive-in doors
- ESFR Sprinkler
- 56' x 50' column spacing on average
- 60' speed bays
- 121 trailer spots
- 360 car parking spaces



FIRST PARK NEW CASTLE

Building A - 124 Christiana Road, New Castle, DE

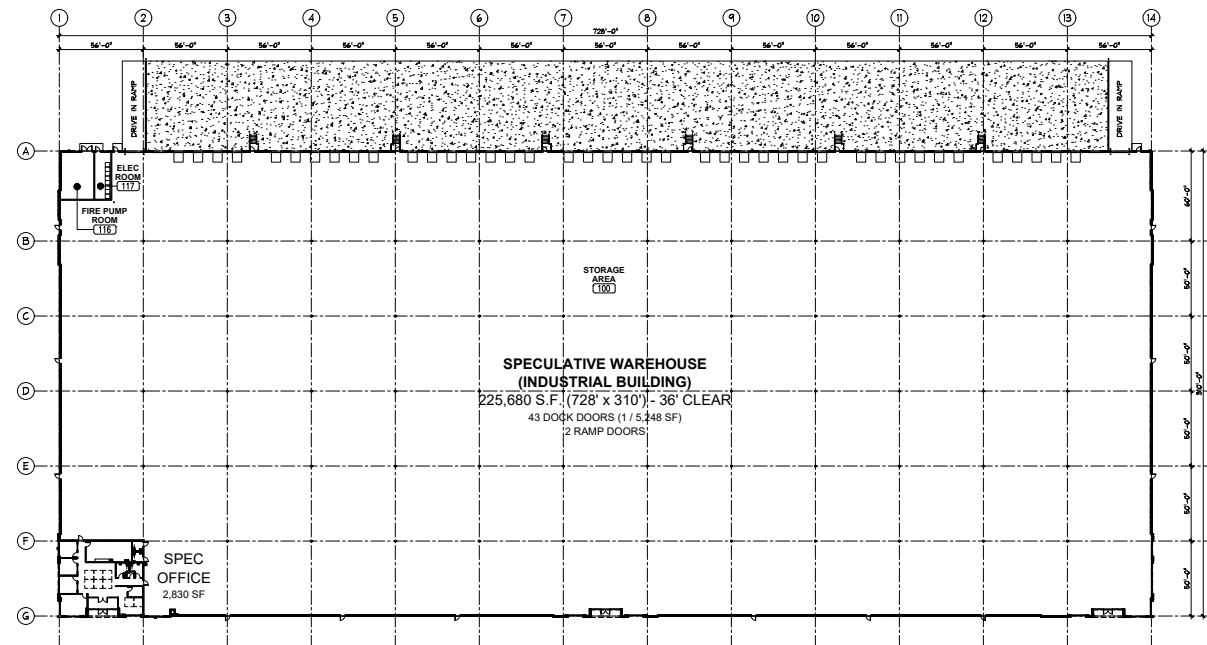
Building B - 313 Churchmans Road, New Castle, DE

DEVELOPER / OWNER:



BUILDING B

- 225,680 SF
- Rear load
- Divisible to +/- 50,000 SF
- 728' x 310'
- 36' clear
- 43 dock doors (1:5,248 SF)
- 2 drive-in doors
- ESFR Sprinkler
- 56' x 50' column spacing on average
- 60' speed bays
- 57 trailer spots
- 178 car parking spaces



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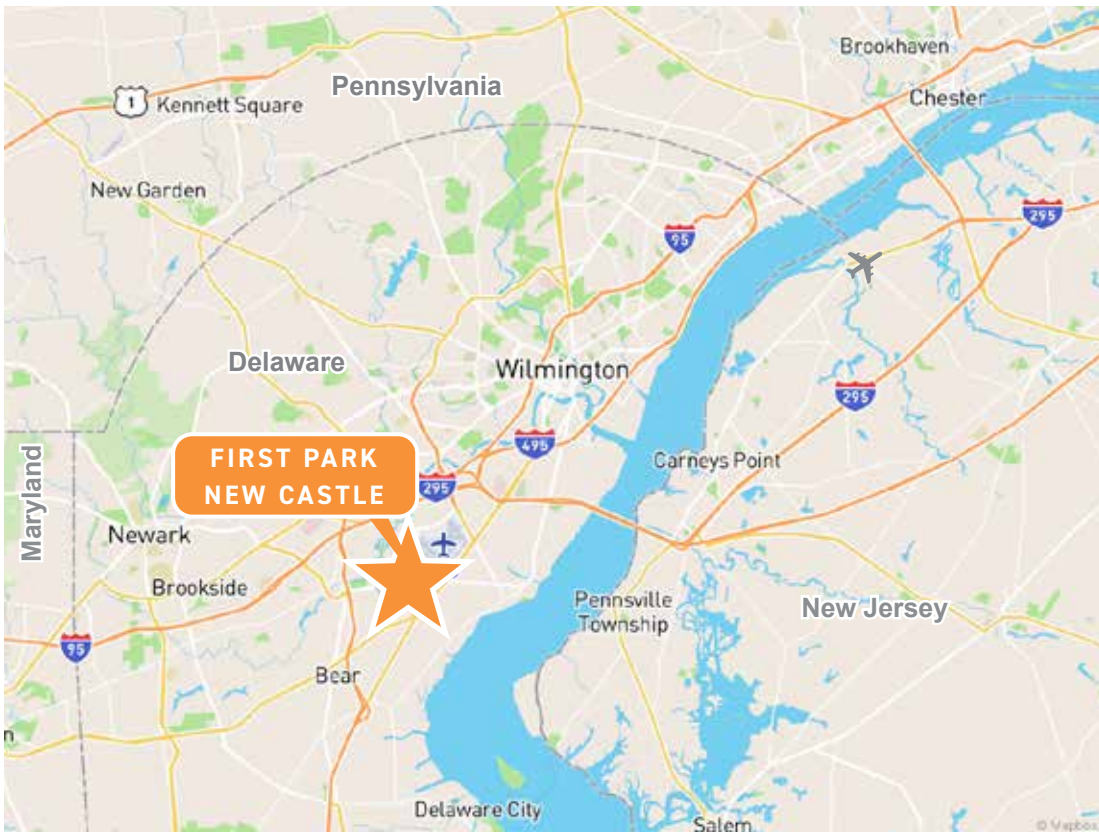
CONSTRUCTION PROGRESS

Building A



Building B





LOCATION HIGHLIGHTS

- New Castle County, Delaware is located at the midpoint of the I-95 corridor between NYC and Washington, DC
- Business-friendly State and County
- Quick access to Route 13, I-95, I-295, and I-495
- Quick access to large labor pool from four states (DE, NJ, PA, MD)
- 5 miles to the Delaware Memorial Bridge
- 8 miles to the Port of Wilmington

A First Industrial Realty Trust Development

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For more information,
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