

# 2 Reads Way

New Castle, Delaware 19720



## 1,000 - 10,000+ RSF Lab/Office Space Available For Lease

Position your company within a high-quality laboratory building anchored by ABS Bio, a leading CRO serving major pharmaceutical and biotech clients. ABS Bio offers cell culture, flow cytometry, sample storage, and many other services that could benefit potential bioscience tenants. This 1,000-10,000+ RSF lab/office suite is divisible and offers immediate access to regional research institutions and major transportation corridors, making it ideal for growing life science and technology users. Strategically located just off I-95 in New Castle, the property sits between Wilmington and Newark, providing seamless connectivity to talent, universities, and airports.



**301-337-4700**  
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# Advance Your Research Forward



## Suite Highlights

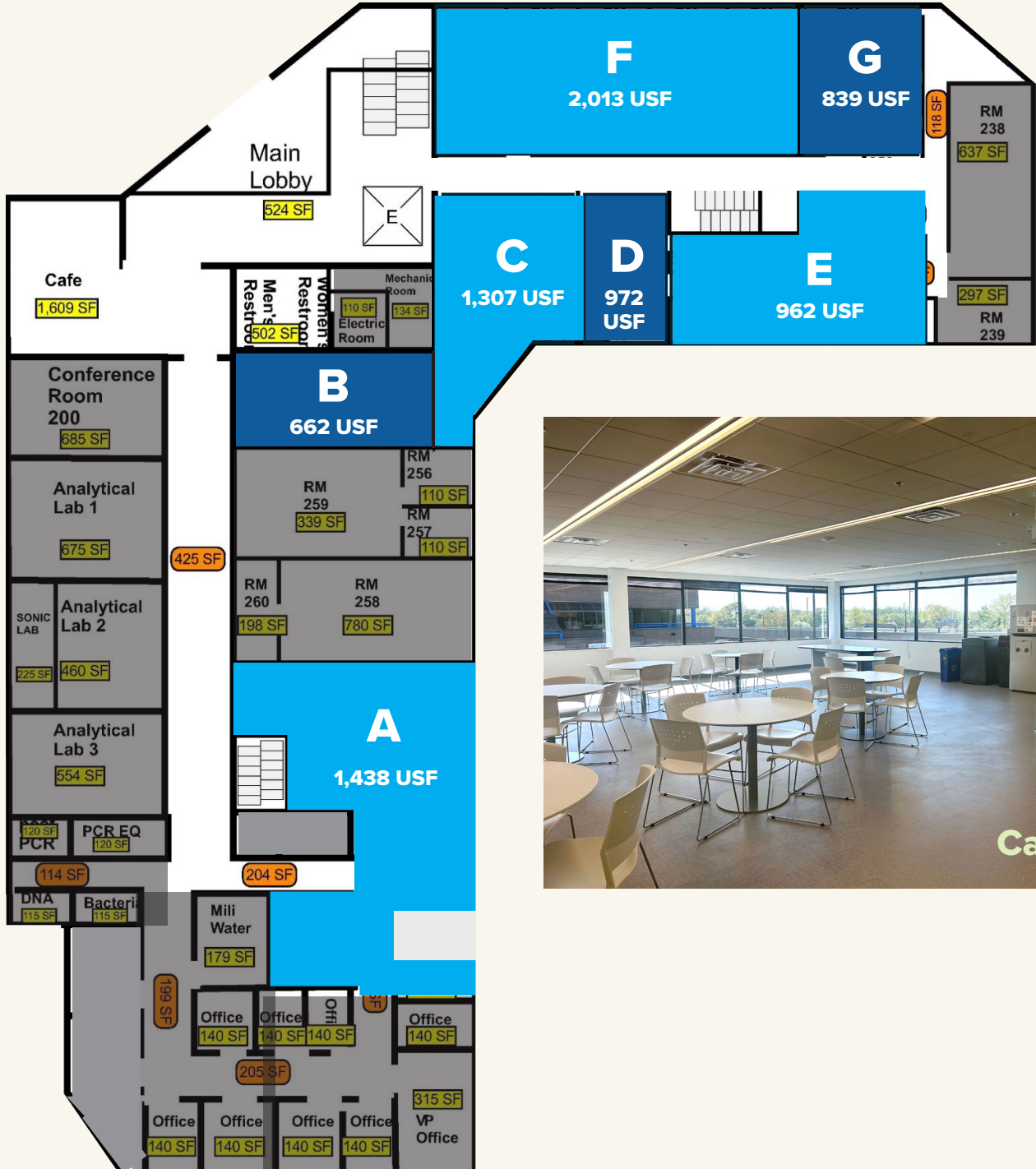
- 1,000-10,000+ SF Lab / Office Space Available
- Located in a High-Quality Lab Facility
- Anchored by ABS Bio (CRO)
- ABS Bio services include cell culture, flow cytometry, sample storage, and many other services that could benefit potential bioscience tenants.
- Recently Renovated Lobby
- Backup Generator available
- Second-floor space with elevator access
- 4.0 / 1,000 SF Parking Ratio
- 1 Mile to I-95 Interchange
- 2.5 Miles to Wilmington Airport
- < 10 Miles to University of Delaware
- < 7 Miles to Downtown Wilmington
- Receptionist staffed lobby from 9-5pm



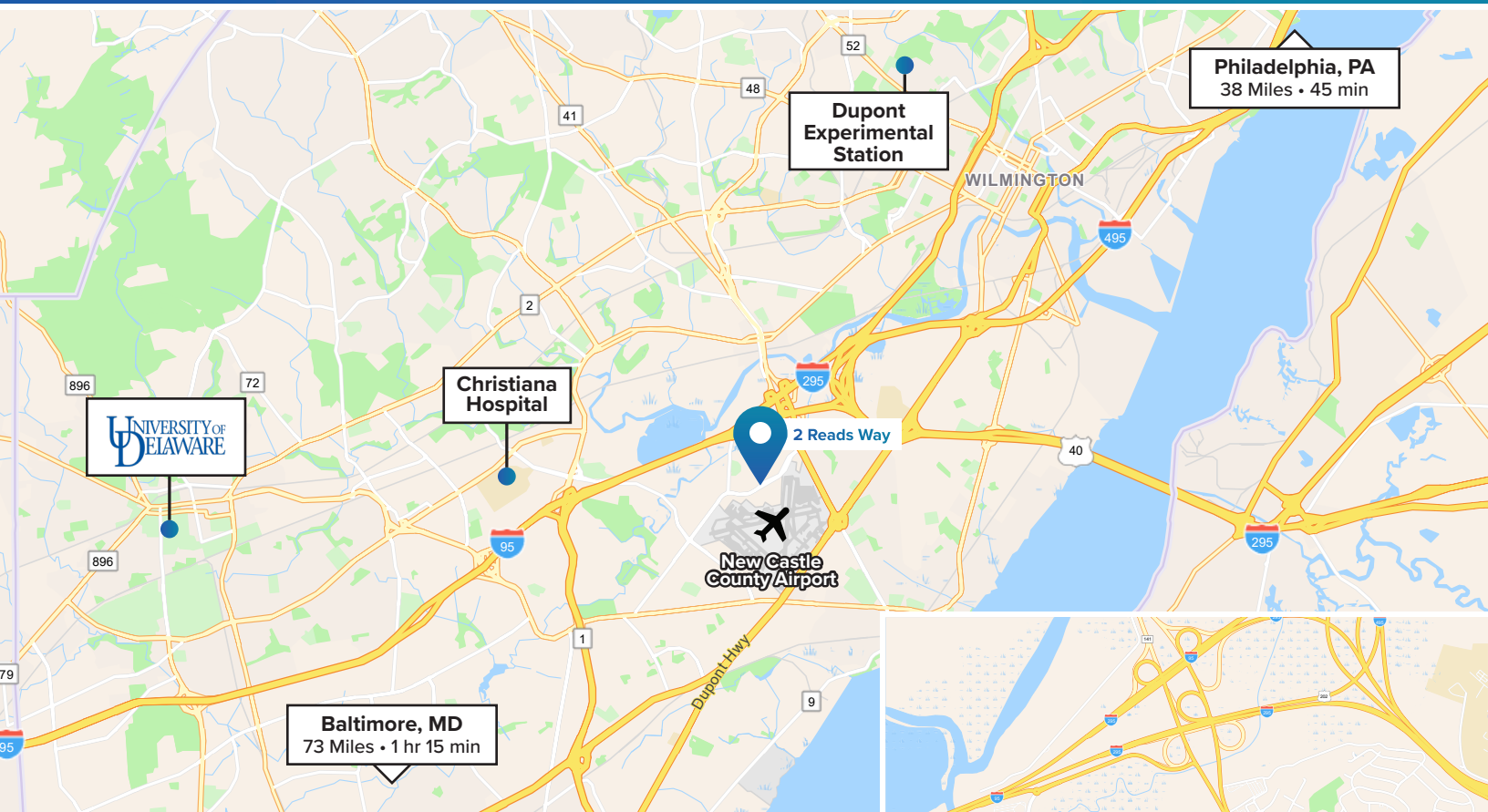
**Abundant Natural Light**

# Floor Plan

## 1,000-10,000+ RSF

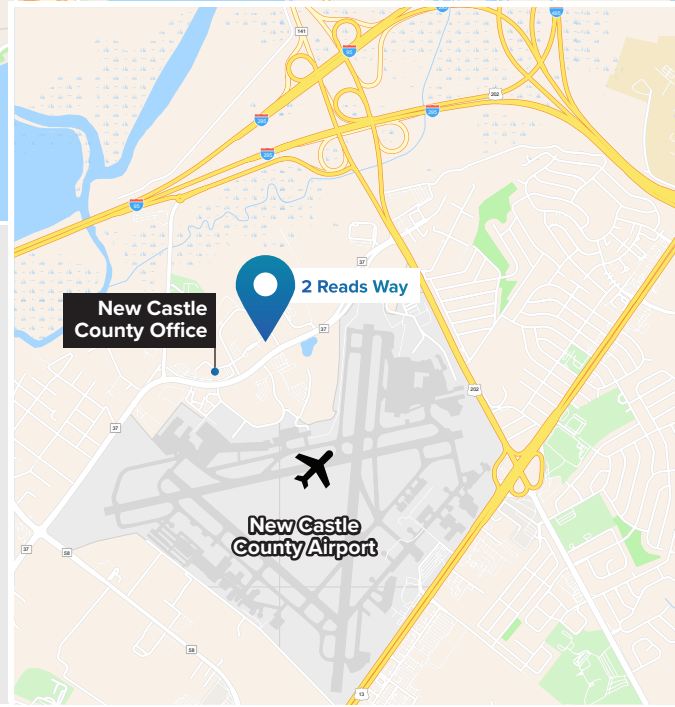


## Location & Accessibility



### Prime I-95 Corridor Location

2 Reads Way is ideally located in New Castle, Delaware, just one mile from the I-95 interchange between Wilmington and Newark. The property is less than 7 miles from downtown Wilmington, under 10 miles from the University of Delaware, and minutes from New Castle County and Wilmington Airports. With convenient access to Philadelphia (45 minutes) and Baltimore (1 hour 15 minutes), the site offers exceptional regional connectivity for growing companies.



#### For Leasing Opportunities:

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