

RAIL SERVED/OUTSIDE STORAGE

INDUSTRIAL FOR LEASE

8000

New Castle Ave




Wilmington, DE 19801

CBRE

Ideal Space and Location for Manufacturing and Bulk Product Storage


 NEW JERSEY

 DELAWARE MEMORIAL BRIDGE


 PORT OF WILMINGTON

 INTERSTATE 495

 170,820 SF AVAILABLE

 CITY OF PHILADELPHIA

800
New Castle Ave

 1.5 ACRES
SITE A

 1.5 ACRES
SITE B



HIGHLIGHTS

- Heavy power
- 27'-36' ceiling heights
- Rail served by Norfolk Southern
- Crane served with 2 cranes, 7.5 ton and 5 ton
- Approximately 19' under hook
- Up to ±7 acres of outside storage



.75 ACRES
SITE C



±7 ACRES
OF POSSIBLE DEVELOPMENT



**CITY OF
WILMINGTON**

Existing Site Layout

LEASED

NEW WAREHOUSE

LEASED

EXISTING AVAILABILITY
170,820 SF

MAIN WAREHOUSE/PRODUCTION FACILITY

LEASED

PRE-FAB STRUCTURE

Rail Access Available
Via Norfolk Southern





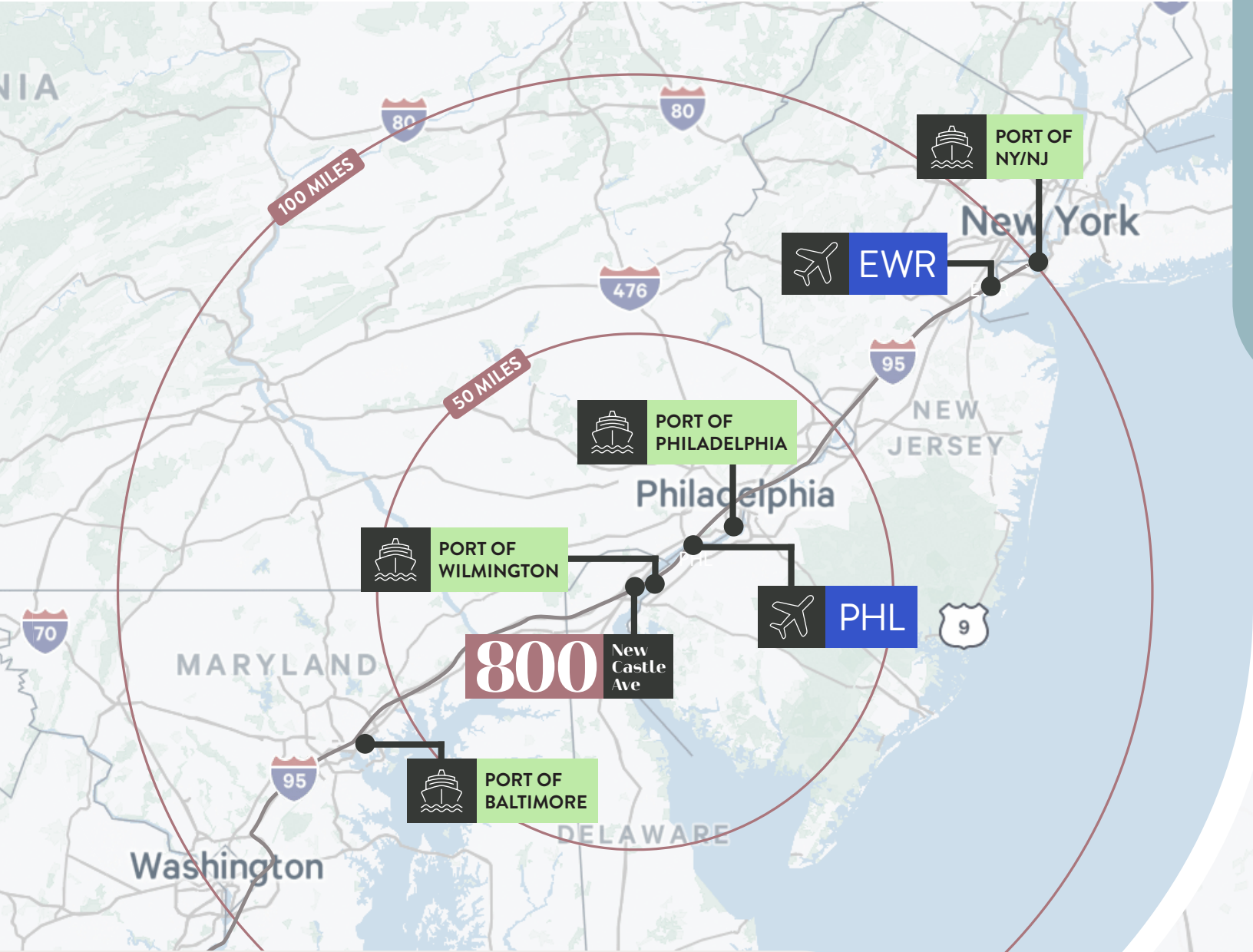
Concept/Future Redevelopment Possibilities



BUILDING 1:
 412' x 236'
 Rear Load
 20 Dock Doors
 45 Car Parking Spots

BUILDING 2:
 876' x 411'
 Cross Dock
 100 Dock Doors
 50 Trailer Spaces
 128 Car Parking Spots



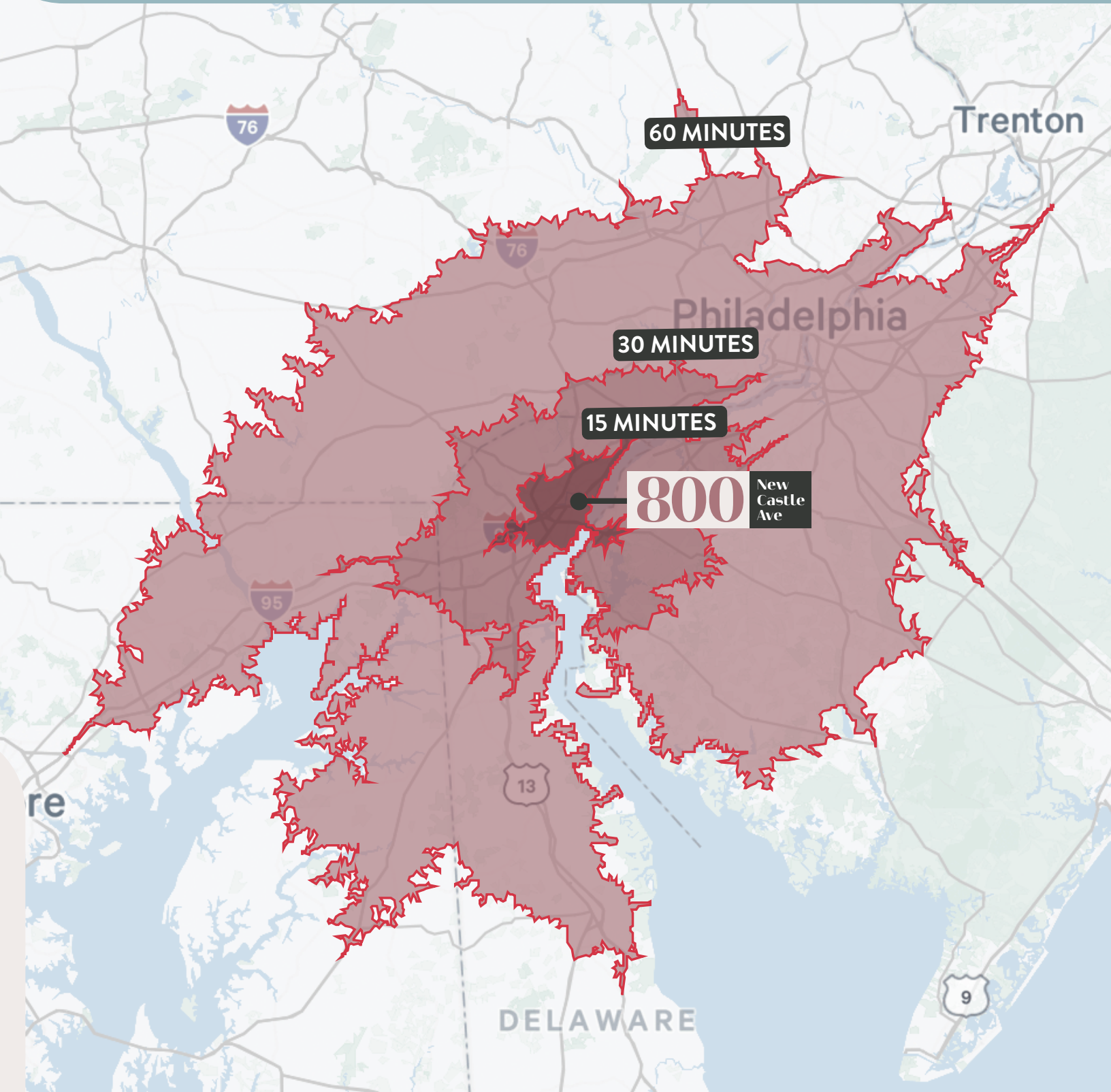


Prime Regional Access Along Northeast Corridor

800 New Castle Avenue in Wilmington, DE offers an advantageous location due to its strategic proximity to major transportation routes, including I-95 and I-295, facilitating efficient logistics and distribution. The site is situated less than one mile from the Port of Wilmington and offers immediate highway access to Interstate 495, Exit 2. It also allows for easy connectivity to major metropolitan areas in the Northeast corridor, further expanding market reach.

Demographics

Drive Times	15 minutes	30 minutes	60 minutes
Population	209,707	885,706	5,710,249
Employees	102,124	450,122	2,916,254
Blue Collar Workers	20,777	81,749	490,390



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