



## Proposed Base Building Specs

- **Size:** 353,500 GFA including
  - 304,690 SF building footprint
  - 48,810 SF mezzanine
- **Ceiling Height:** 40' clear
- **Sprinklers:** ESFR
- **Roof:** EPDM or TPO
- **Power:** 1,600 Amp, 480 Volt, 3 Phase power
- **Loading:** Up to 90 Dock Positions, Multiple drive in doors
- **Parking:** 232 Car Parking Spaces



- **Zoning:** Heavy Industrial (HI) - New Castle County
- **Water:** Public water supplied by Artesian
- **Wastewater:** Septic with potential future public sewer connection
- **Heat:** Gas-fired Cambridge or Reznor units



## Convenient to Transportation

- 14 miles to MD I-95
- 13 miles to NJ I-295
- 22 miles to PA I-95
- 46 miles to Philadelphia
- 60 miles to Baltimore
- 123 miles to New York City
- 81 miles to Washington DC