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PROPERTY
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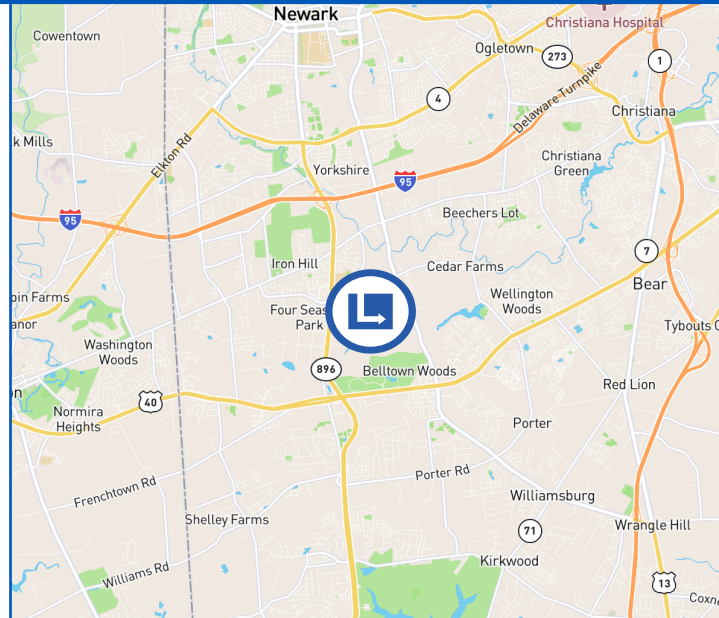
FIRST STATE LOGISTICS PARK

2051 Old Cooches Bridge Road & 700 Dusk Run Road
Newark, Delaware 19702



± 1,087,600 SF PLANNED INDUSTRIAL PARK • AVAILABLE Q3 / Q4 2023

- Located in the heart of the I-95 corridor between NYC and Washington, DC
- Immediate access to I-95 (1.5 miles, one turn)
- Abundant labor force within the region drawing from Delaware, New Jersey, Pennsylvania, and Maryland
- Access to the 12% of the US population within a one-day drive
- Modern industrial buildings:
 - Tilt wall construction, 40' Clear, ESFR sprinkler system, abundant trailer parking
 - 60' speed bays, 8" slabs, 3,000 amps
- Access to three ports within a one-hour drive (Wilmington, Philadelphia, and Baltimore)
- Three-building park with two buildings available
- Delivery scheduled for Q3 2023



CBRE

CBRE, Inc.

3711 Kennett Pike
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PROPERTY HIGHLIGHTS

Building B – 385,000 SF (LEASED)

Building D – 294,600 SF (Available)

- 1,178' (w) x 250' (d)
- Single load / rear load
- Tilt wall / 40' clear / 54' x 48' column spacing
- 8" slabs / ESFR / 60' speed bays
- 63 dock doors / 2 drive-in doors
- 89 trailer drops / 234 auto spots

Building F – 408,000 SF (Available)

- 1,020' (w) x 400' (d)
- Single load / rear load
- Tilt wall / 40' clear / 54' x 48' column spacing
- 8" slabs / ESFR / 60' speed bays
- 55 dock doors / 2 drive-in doors
- 120 trailer drops / 216 auto spots



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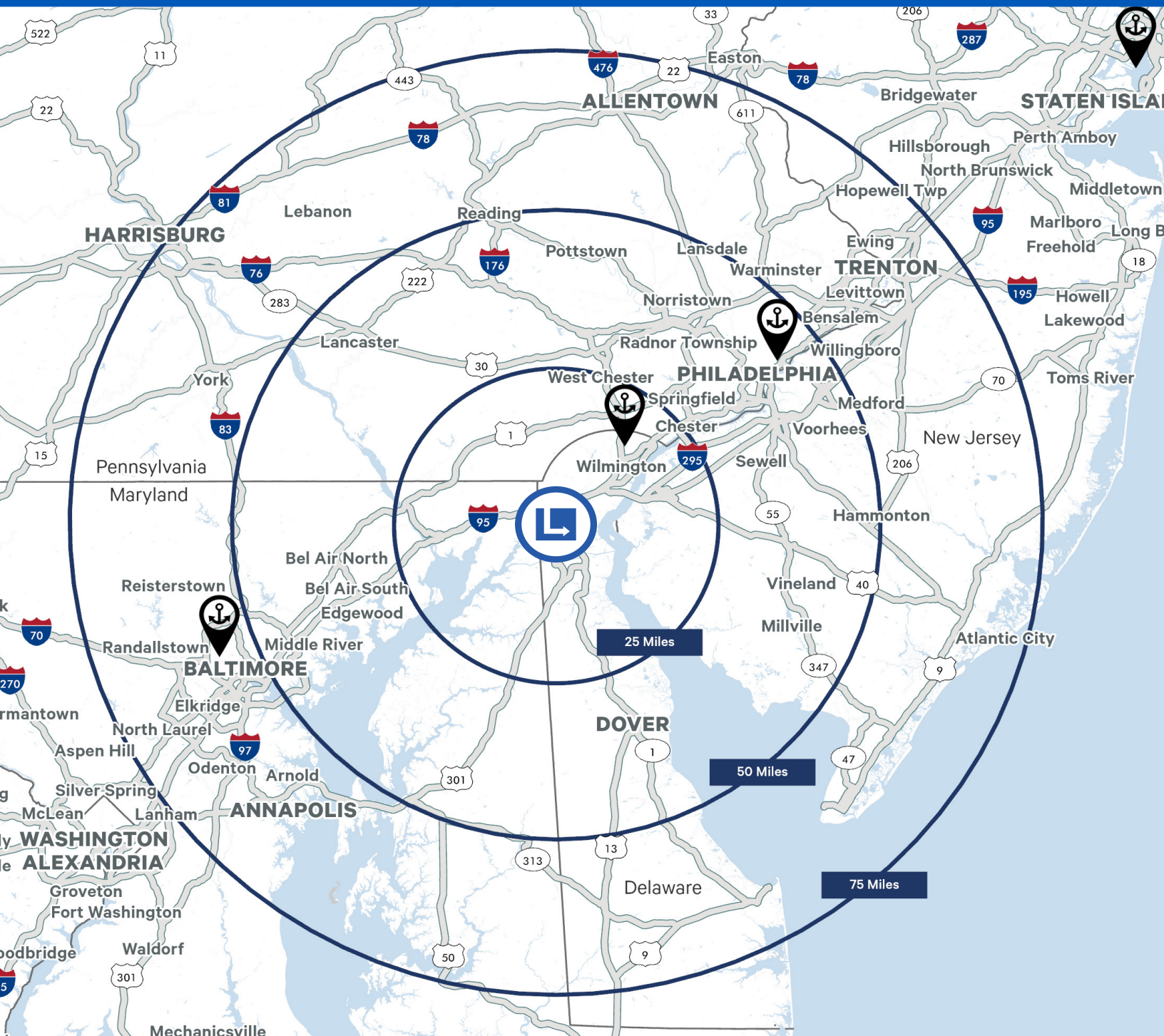
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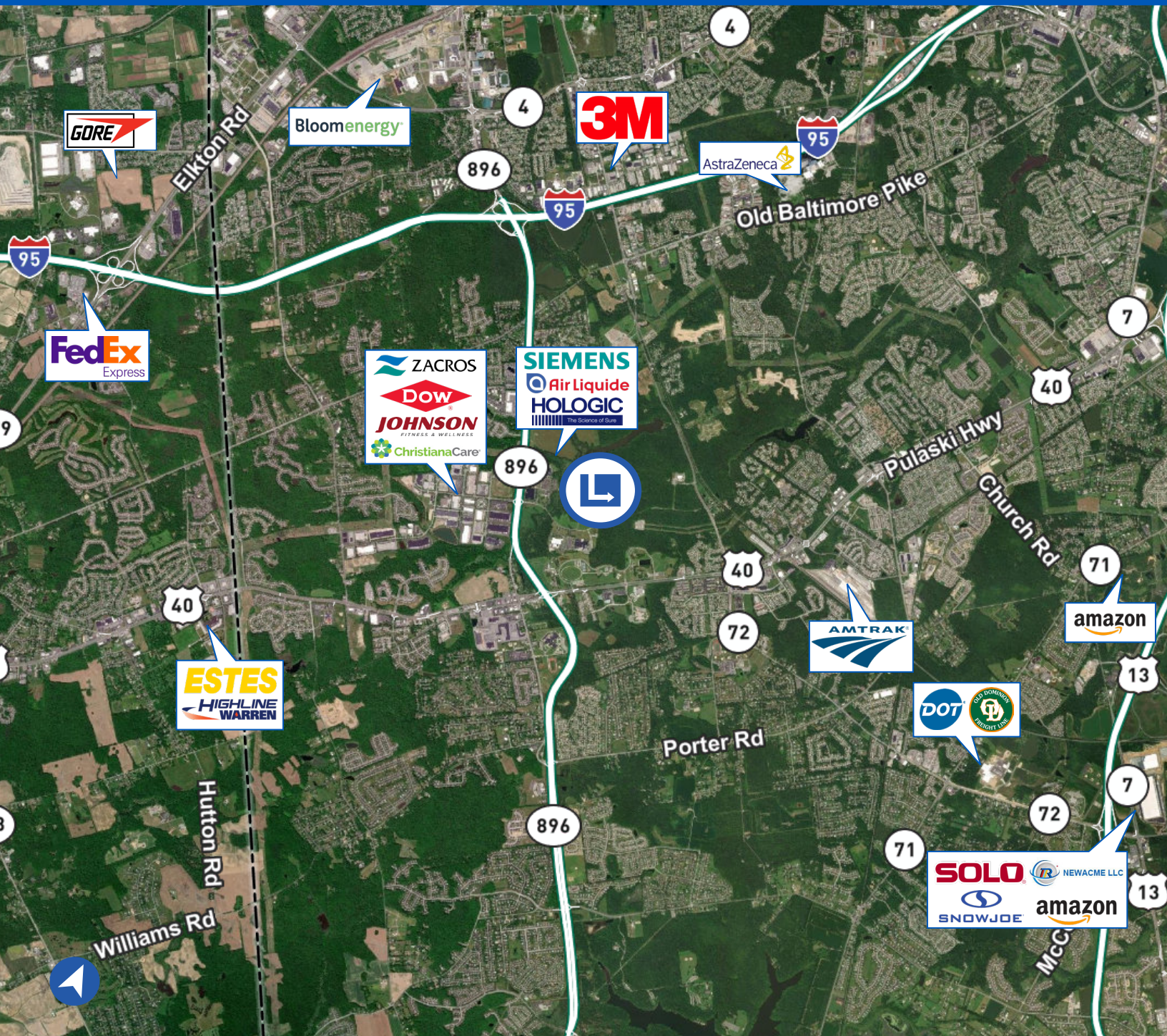
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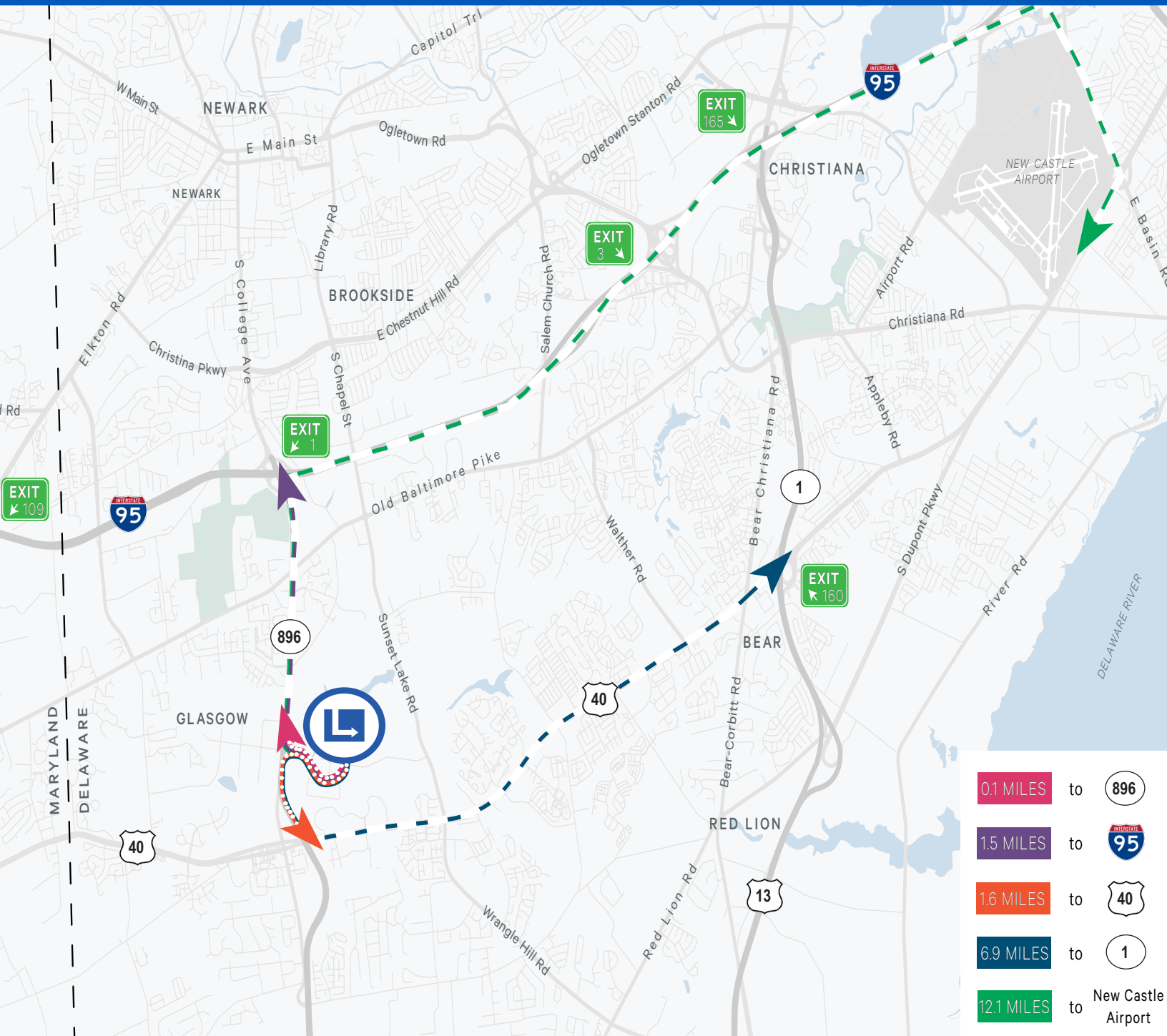
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