



LOGISTICS[®]
PROPERTY
CO

FIRST STATE LOGISTICS PARK

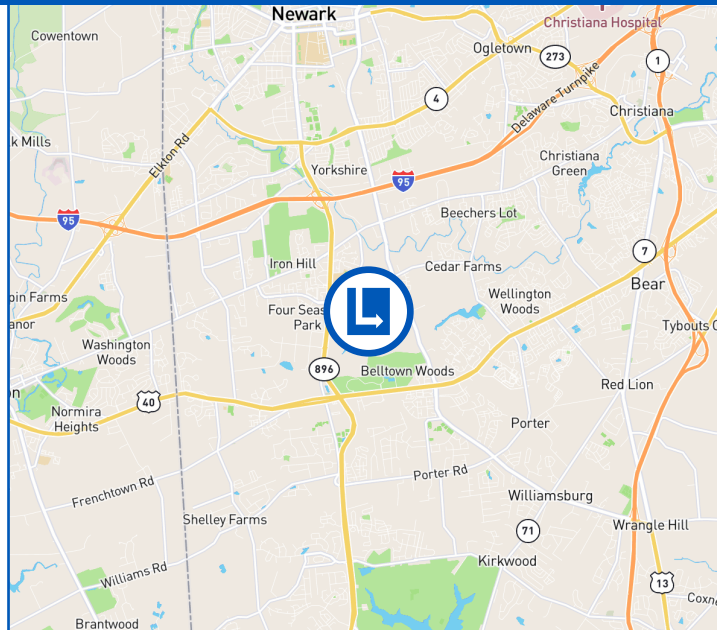
2051 Old Cooches Bridge Road, Newark, Delaware 19702

www.firststatelogisticspark.com



BUILDING D - 294,600 SF | 93,566 SF AVAILABLE

- Located in the heart of the I-95 corridor between NYC and Washington, DC
- Immediate access to I-95 (1.5 miles)
- Abundant labor force within the region drawing from Delaware, New Jersey, Pennsylvania, and Maryland
- Access to one-third of the US population within a one-day drive
- Modern industrial buildings
- Access to three ports within a one-hour drive (Wilmington, Philadelphia, and Baltimore)
- Secure, park-like setting with a lake on the property
- Ready for tenant improvements



CBRE

CBRE, Inc.
3711 Kennett Pike, Suite 210
Wilmington, DE 19807

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Paul Touhey

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PROPERTY HIGHLIGHTS

Building D – 93,566 SF Available

- Type: Tilt wall, single load/rear load
- Dimensions: 1,178' (w) x 250' (d)
- Clear Height: 40'
- Column Spacing: 54' x 48'
- Speed Bay: 60'
- Floor: 8" slab
- Sprinkler: ESFR
- Loading: 19 dock doors, 1 drive-in door
- Parking: 28 trailers spots, 73 auto spots



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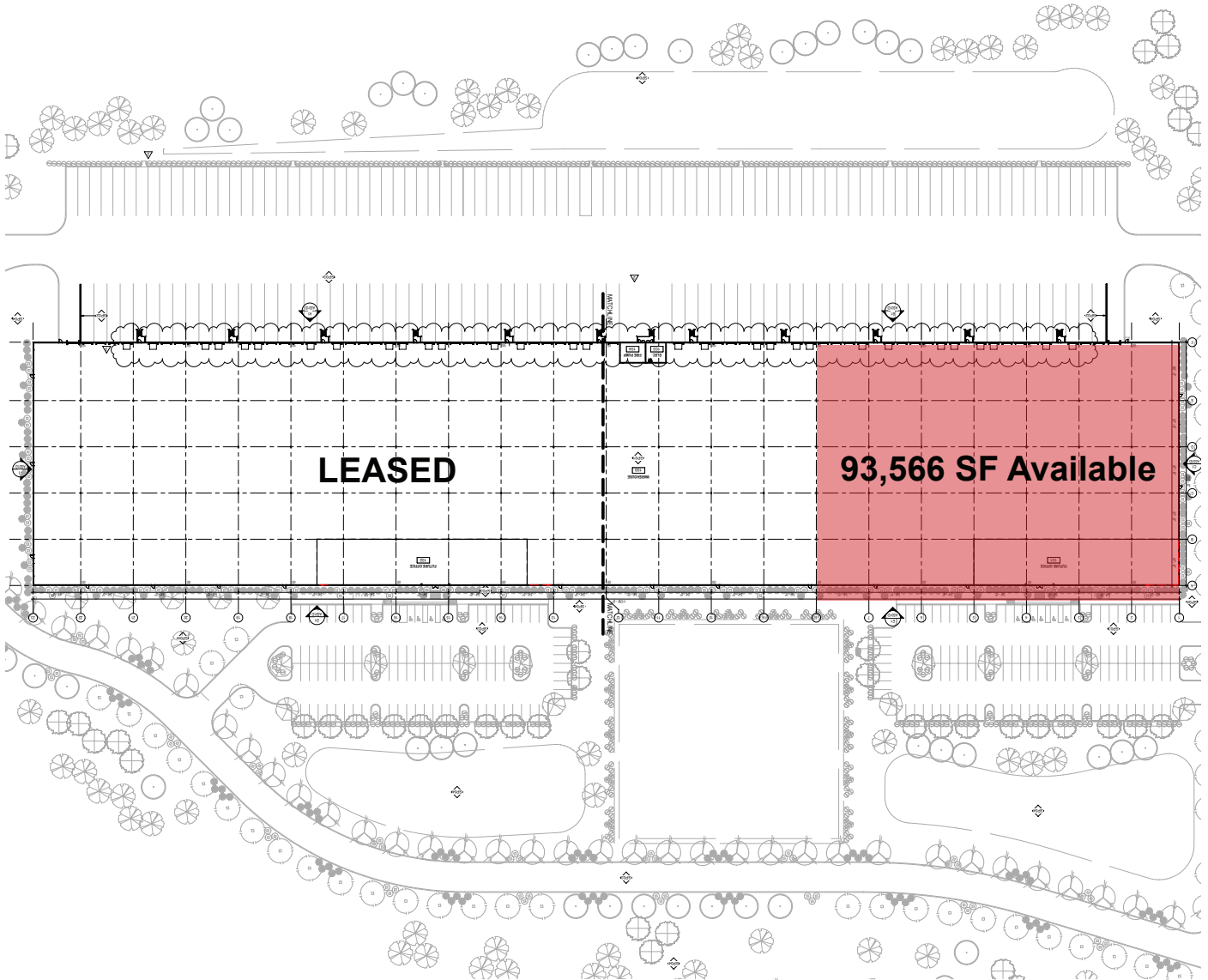


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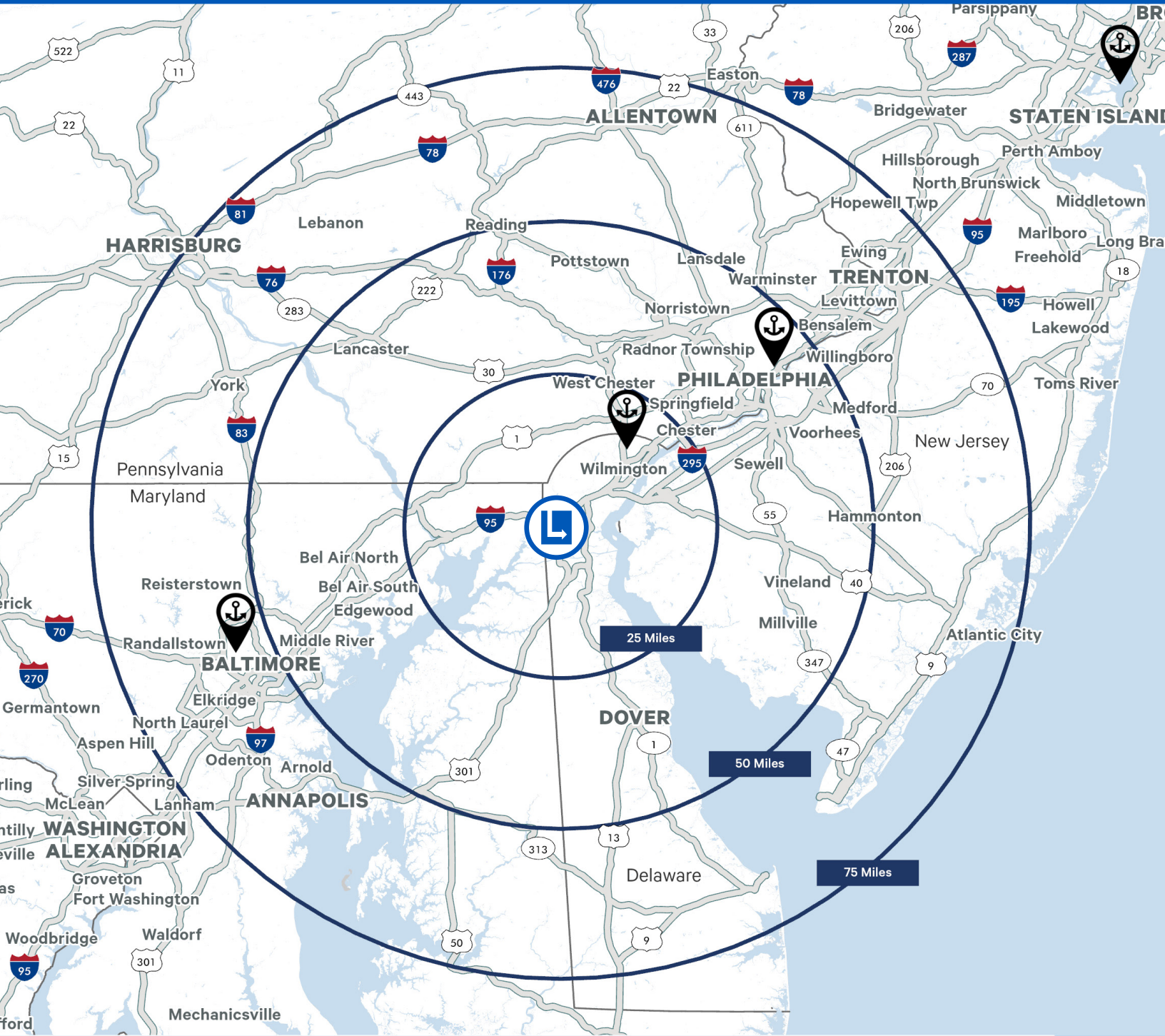


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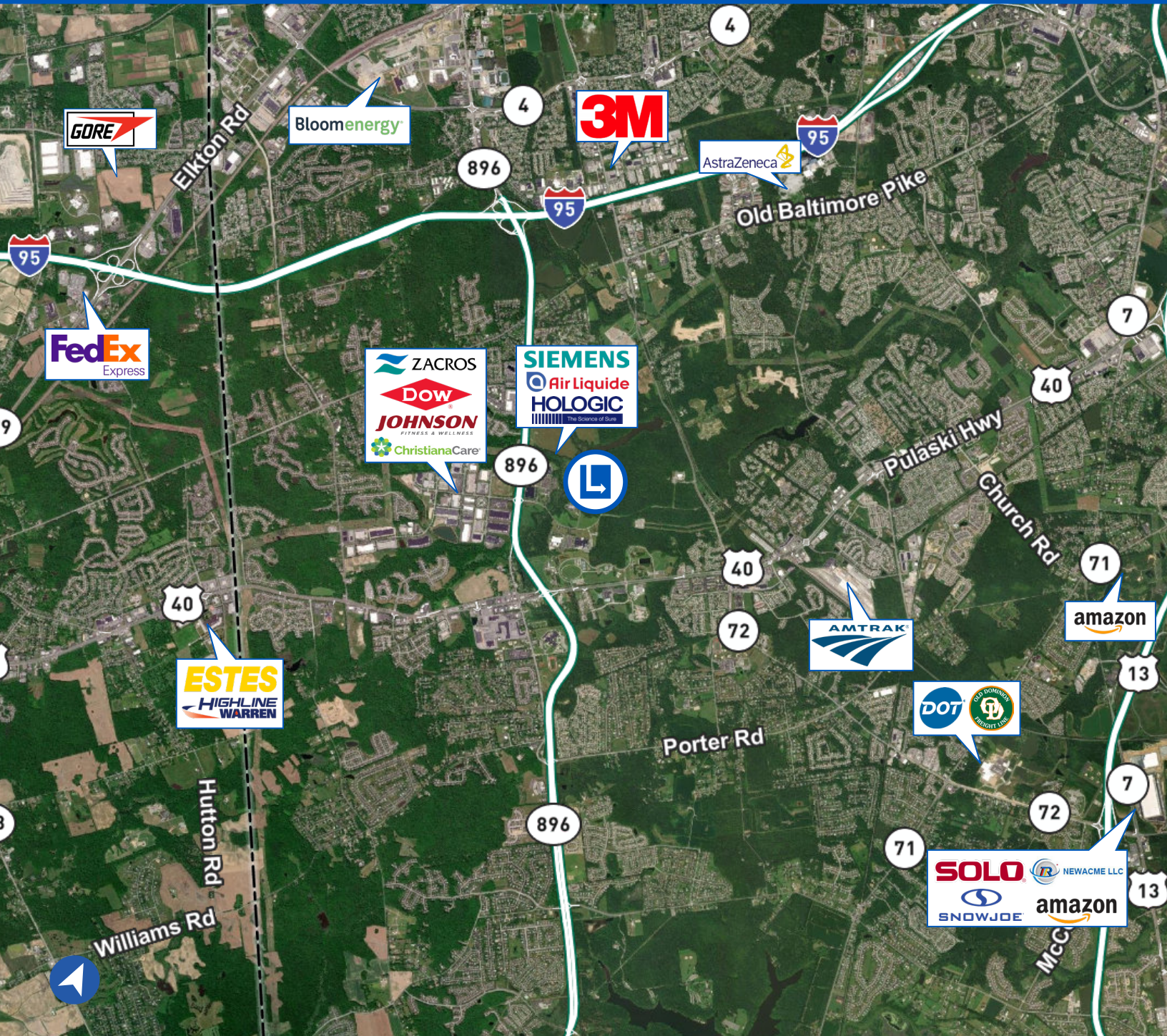


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