



**LOGISTICS<sup>®</sup>**  
**PROPERTY**  
**CO**

# CROSSROADS 95 LOGISTICS CENTER

205 Stanton Christiana Road, Newark, DE

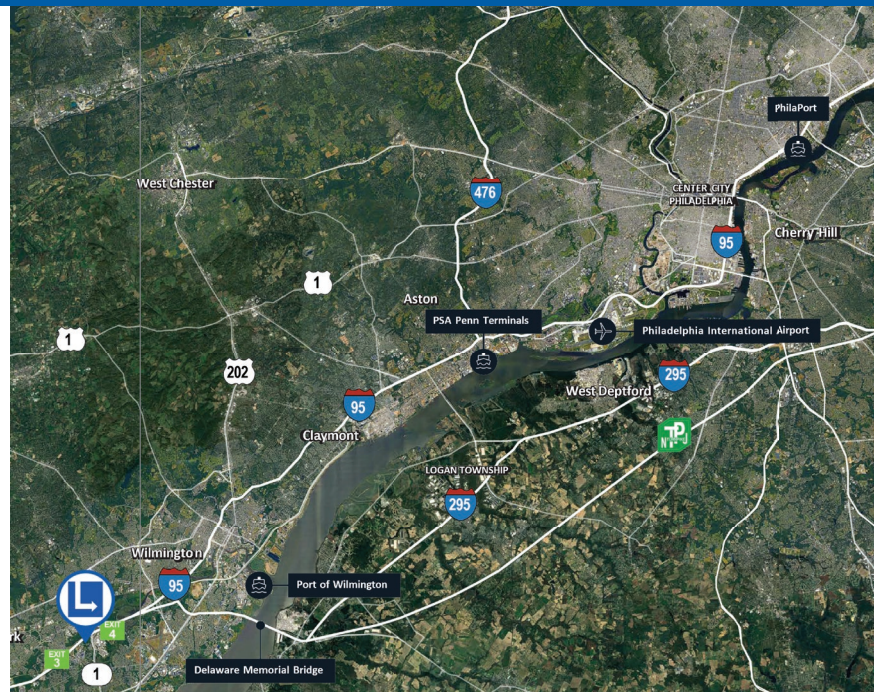


## UNMATCHED I-95 VISIBILITY & ACCESS

### 442,530 SF - AVAILABLE Q3 2026

#### PROPERTY HIGHLIGHTS

- 442,530 SF Class A warehouse
- Located on I-95 between Exit 3 and Exit 4
- Immediate Access to Route 1 and Route 301
- Ideal for pharmaceutical or light manufacturing
- 8.3 miles to Delaware Memorial Bridge
- 8.6 miles to Port of Wilmington
- 24 miles to Penn Terminals
- 36' clear heights
- 65 trailer parking spaces
- 185' truck court
- ESFR sprinklers



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<b>BUILDING SIZE</b>	422,530 SF
<b>DOCK DOORS</b>	44
<b>DRIVE-IN DOORS</b>	2
<b>CLEAR HEIGHT</b>	36'
<b>COLUMN SPACING</b>	50'x 54'
<b>SPEED BAYS</b>	60'
<b>BUILDING DIMENSIONS</b>	1,080' x 410'
<b>AUTO PARKING SPACES</b>	213 (expandable)
<b>TRAILER PARKING SPACES</b>	65 (expandable)



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