

DELAWARE BAY



**WAREHOUSE
DISTRIBUTION
COLD STORAGE**

RT 72 / WRANGLE HILL ROAD



RED LION ROAD

361,770 SF AVAILABLE FOR LEASE

710 AMERICAN BOULEVARD

PEOPLES INDUSTRIAL PARK • NEW CASTLE COUNTY • BEAR, DE





PROPERTY FEATURES

Square Footage	361,770 SF
Lot Acreage	28 Acres
Bldg Dimensions	310' x 1,167'
Column Spacing	50' x 50' Typical with 60' Speed Bay
Clear Height	36' Clear
Dock Doors	Up to 68 (9' x 10') Dock High Doors
Drive in Doors	Two (2) 12' x 14'
Trailer Parking	51 Spaces
Car Parking	267 Spaces
Sprinkler	ESFR
Lighting	LED Lighting
Construction	Tilt Concrete
Electric	4,000 Amps

710 AMERICAN BOULEVARD

EXCELLENT PROXIMITY

710 American Boulevard boasts excellent proximity to all major roadways including Route 13, Route 40, I-95, I-295 and the NJ Turnpike, as well as immediate access to Philadelphia Metro's population density

ACCESS TO MAJOR PORTS

Access to major ports including Wilmington, Philadelphia, New Jersey and NYC

NEW CASTLE COUNTY

New Castle County has evolved as the less expensive alternative to competing submarkets throughout the Philadelphia Metro and Southern New Jersey

INGRESS/EGRESS

There is a new signalized intersection at the front of the park

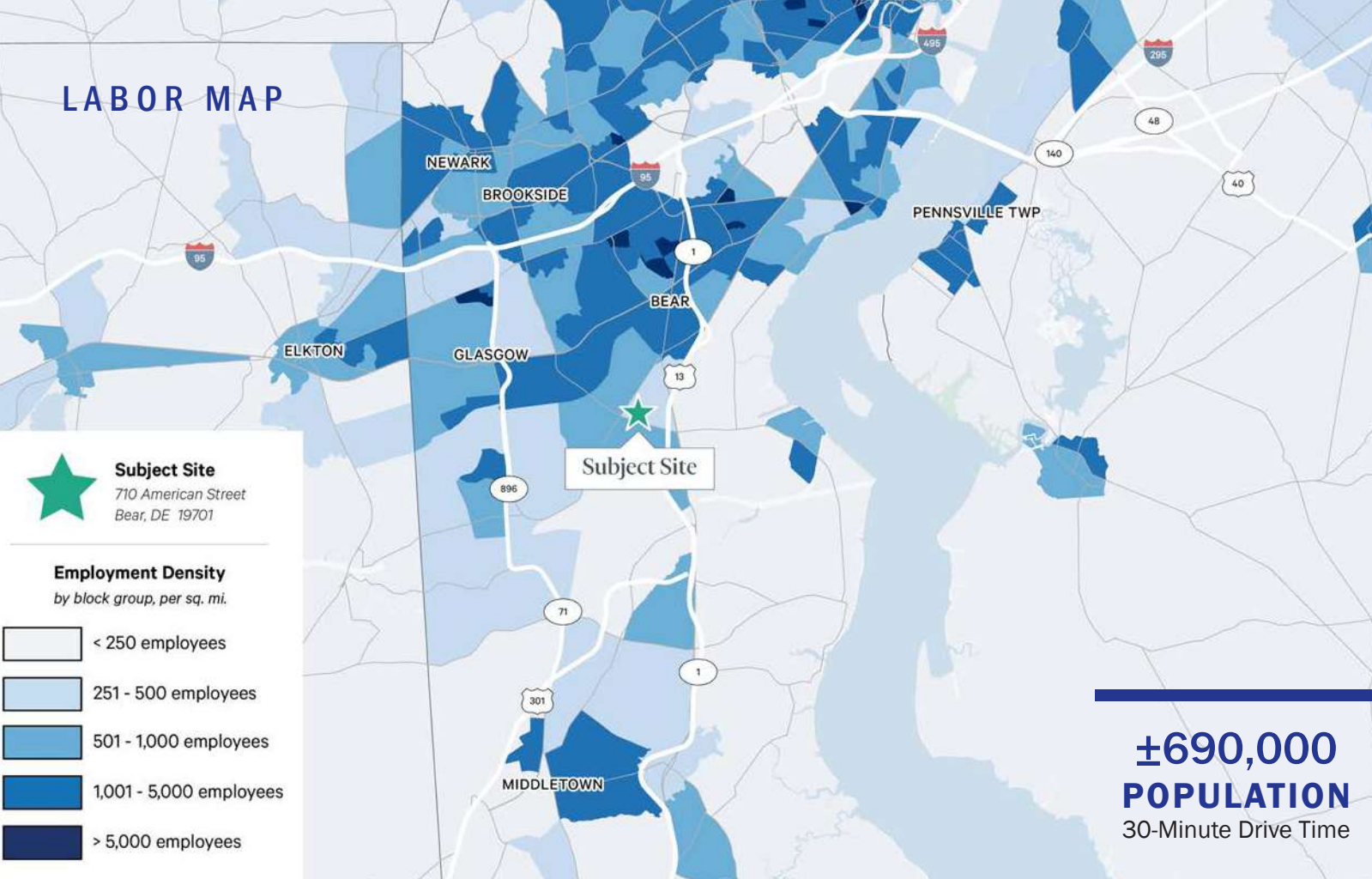
BUILDING HEIGHT

The park has by-right zoning to build up to 140 feet tall - good for cold storage operations

ROADWAY IMPROVEMENTS

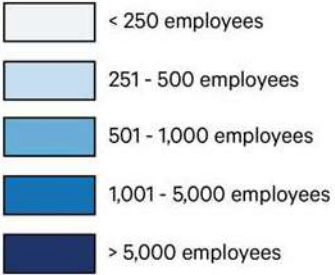
Highway improvements are already underway in front of the park to expand Rt 72 / Wrangle Hill Rd from 2 to 4 lanes

LABOR MAP



Subject Site
710 American Street
Bear, DE 19701

Employment Density
by block group, per sq. mi.



±690,000
POPULATION
30-Minute Drive Time



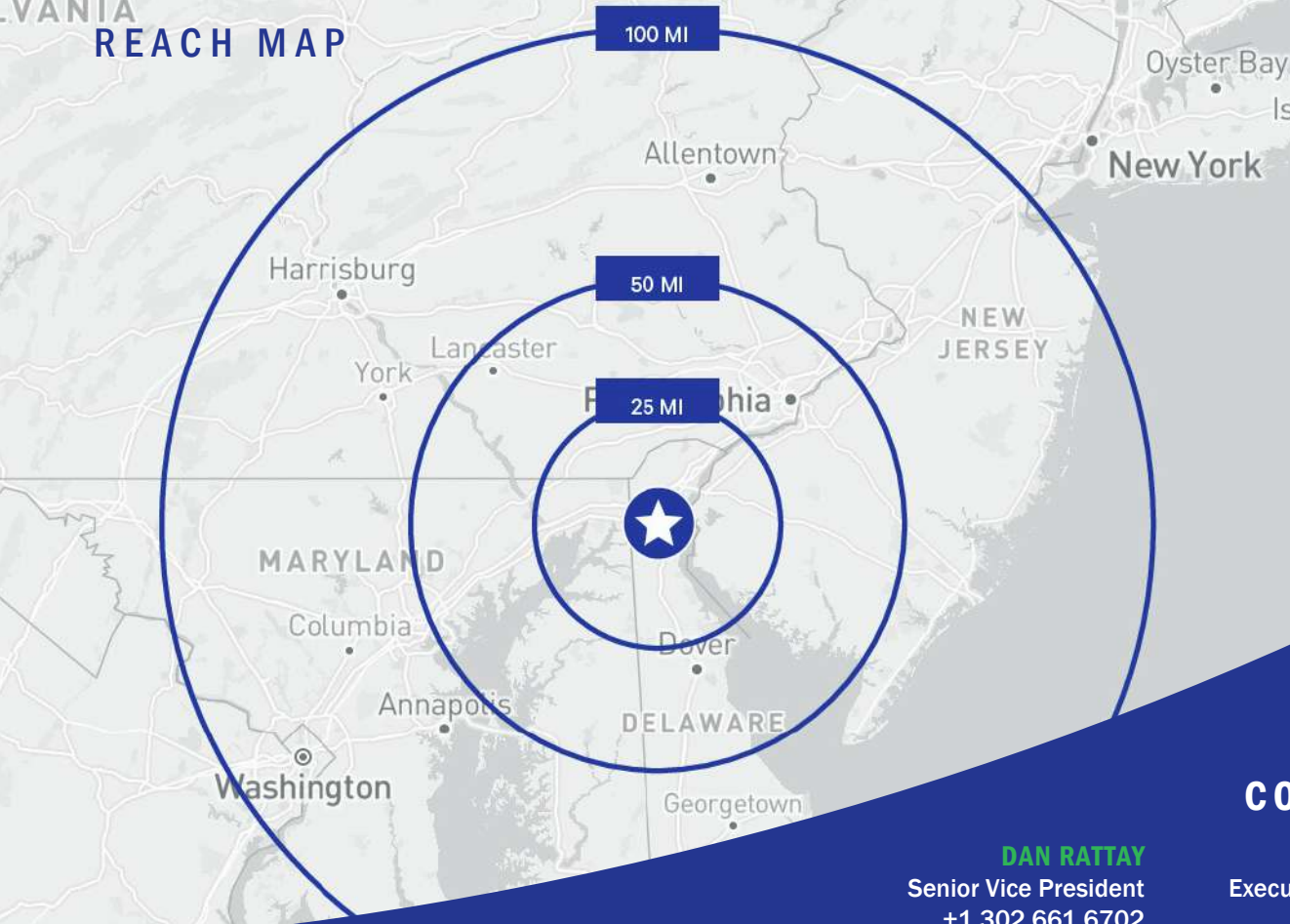
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REACH MAP



REGIONAL CONNECTIONS

Philadelphia, PA	44 Miles
Baltimore, MD	64 Miles
Washington, DC	102 Miles
New York, NY	133 Miles
Boston, MA	343 Miles



CBRE

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