

Tri-State

DISTRIBUTION
CENTER **i-95**

FOR LEASE

Access to over 6.1M people
within a 60-minute drive

333 Naamans Rd., Claymont, DE



±525,000 SF AVAILABLE

Delivering Q4 2024

www.tristatedc95.com

EXCLUSIVE LEASING

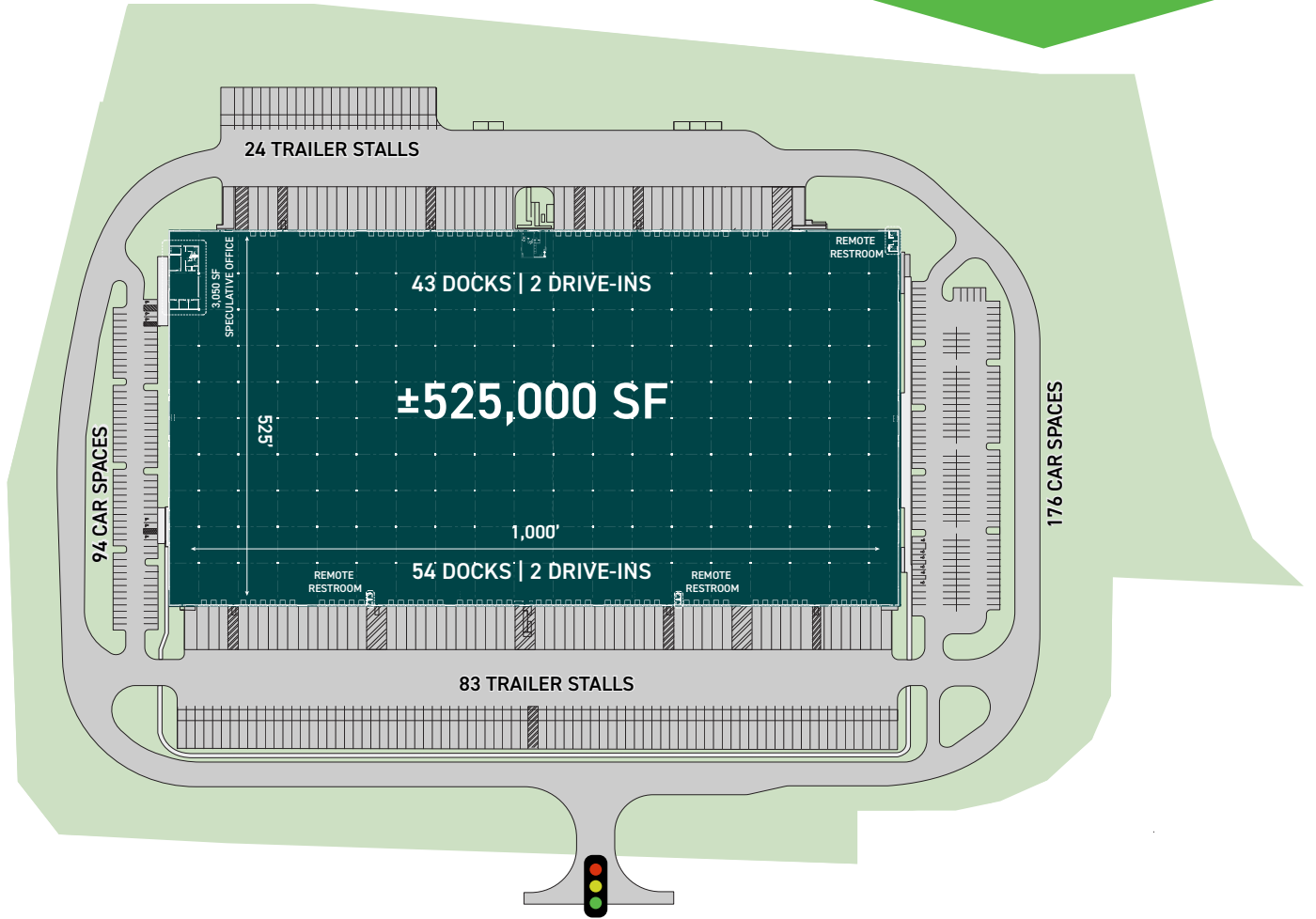
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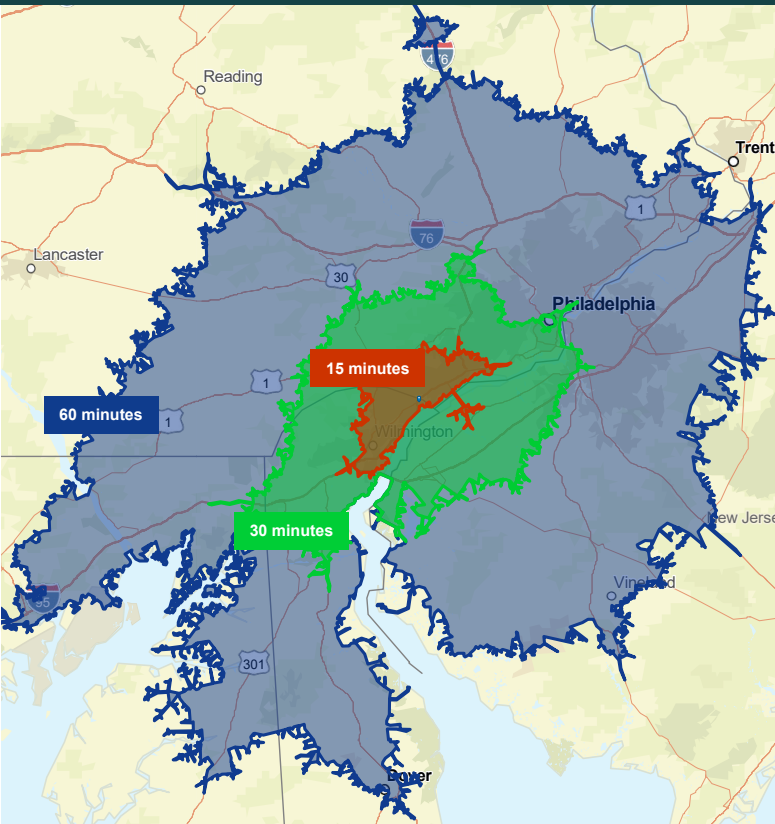
| | | | |
|--------------------------|--|------------------------|---|
| Land Area | 36.4 Acres | Trailer Parking | 108 dedicated stalls |
| Building Area | 525,000 SF | Car Parking | 270 spaces |
| Dimensions | 525' D x 1,000' W | Construction | Exterior walls are tilt-up concrete panels; structural steel |
| Office Area | 3,050 SF spec office with remote restrooms | Roof | Fully adhered TPO, mechanically fastened R20 insulation; metal decking |
| Clear Height | 40' | Floor | 7" thick unreinforced concrete, minimum 4,000 PSI compressive strength |
| Column Spacing | 54' W x 50'7.5" D with 58'10" D speed bays | Lighting | LED fixtures on motion sensors; 30 foot-candles at 36" AFF |
| Dock Doors | 97 (9' x 10') insulated overhead dock doors | Fire Protection | ESFR system |
| Dock Equipment | 49 dock doors outfitted with 45,000 lb. mechanical levelers, seals and bumpers | Power | One (1) 2,500-amp, 277/480 volt, 3-phase/4-wire services. Ability to expand |
| Drive-In Doors | 4 (12' x 14') electronically operated doors | HVAC | Gas-fired rooftop heating units (55 degrees inside at 0 degrees outside). One (1) air change per hour |
| Truck Court Depth | 140' - 198' on north end 198' on south end | | |

LOCATION OVERVIEW

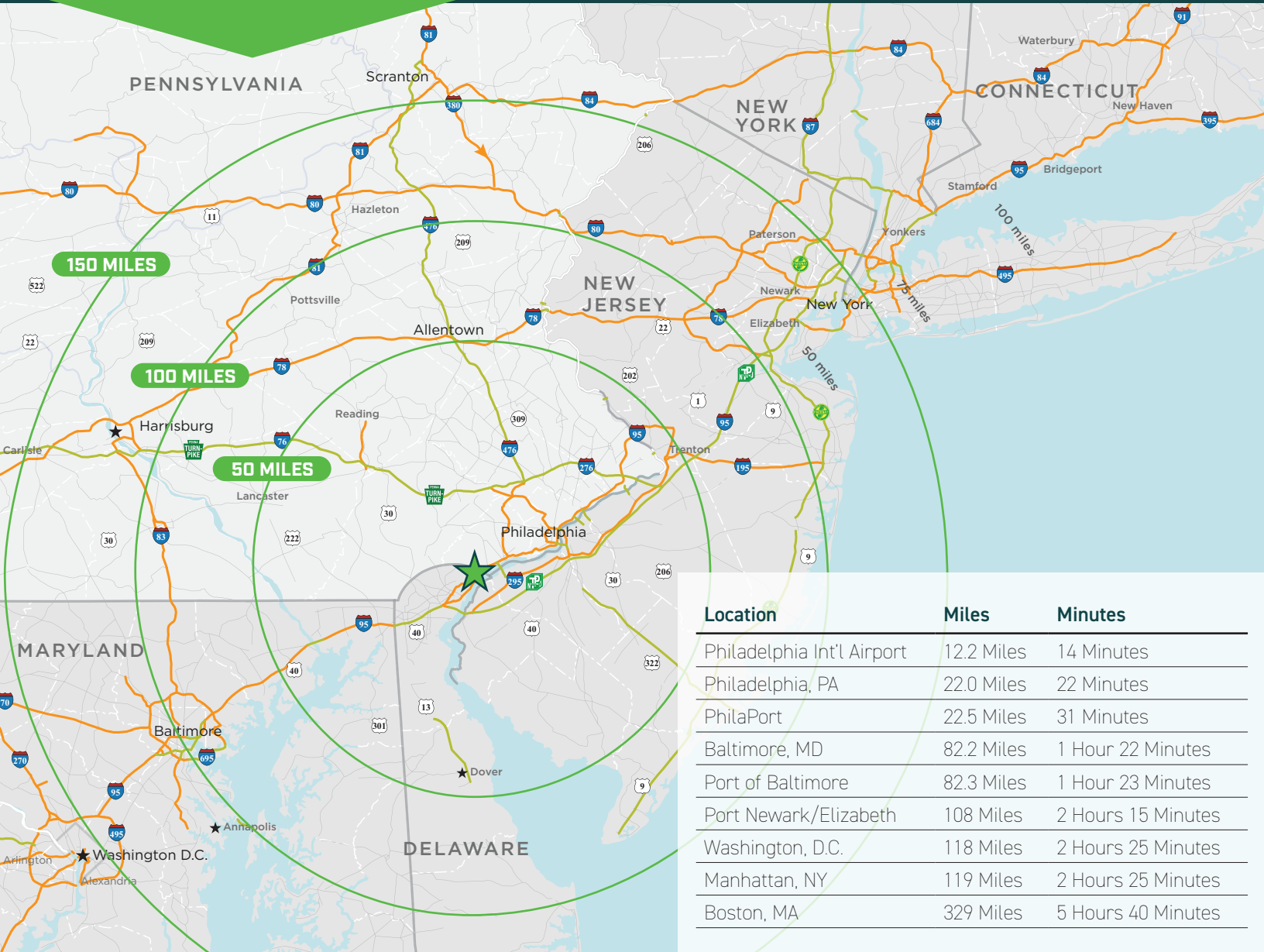


| Location | Miles | Minutes |
|------------------------------------|------------------|------------|
| I-95 | Immediate Access | 1 Minute |
| I-495 | 1.1 Miles | 3 Minutes |
| Commodore Barry Bridge | 5.8 Miles | 8 Minutes |
| I-476 | 7.3 Miles | 8 Minutes |
| Philadelphia International Airport | 12.7 Miles | 13 Minutes |
| I-76 (Schuylkill Expressway) | 20.3 Miles | 24 Minutes |
| Center City, Philadelphia | 22.0 Miles | 22 Minutes |
| PhilaPort - Packer Avenue | 22.5 Miles | 31 Minutes |
| Betsy Ross Bridge | 27.0 Miles | 32 Minutes |
| PhilaPort - Tioga | 27.6 Miles | 34 Minutes |
| King of Prussia | 28.2 Miles | 35 Minutes |

LABOR & POPULATION



| | 15 Minutes | 30 Minutes | 60 Minutes |
|-------------------------|------------|------------|------------|
| Total Population | 322,238 | 1,544,615 | 6,125,685 |
| Total Labor Force | 158,201 | 790,814 | 3,129,167 |
| Blue Collar % | 18% | 17% | 18% |
| Unemployment Rate | 6.0% | 5.2% | 5.1% |
| Median Household Income | \$74,935 | \$79,647 | \$79,340 |



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