



Available

Site Infrastructure Underway
Two-Building Park totaling 2,371,850 SF

Building 1: 1,409,850 SF

Building 2: 962,000 SF

231.93 Acres

LogistiCenter® at New Castle County

Jamison Corner Road | Middletown, DE



[Dermody.com](https://www.Dermody.com)

Building Specifications

LogistiCenter® at New Castle County



Building 1

Footprint	1,409,850 SF
Divisible	Yes
Office Area	Office to suit
Clear Height	40'
Column Spacing	54' x 53' typical bay; 60' speed bays
Speed Bay	60'
Truck Court Depth	190'
Dock-High Doors	243
Grade-Level Doors	4
Car Parking	633
Trailer Parking	551
Power	4,000 amps switchgear
Fire Suppression	ESFR
Lighting	LED, motion activated, 25' whips
Floor	8" unreinforced

Building 2

Footprint	962,000
Divisible	Yes
Office Area	Office to suit
Clear Height	40'
Column Spacing	54' x 53' typical bay; 60' speed bays
Speed Bay	60'
Truck Court Depth	190'
Dock-High Doors	156
Grade-Level Doors	4
Car Parking	560
Trailer Parking	330
Power	4,000 amps switchgear
Fire Suppression	ESFR
Lighting	LED, motion activated, 25' whips
Floor	8" unreinforced

Utility Providers

Electric	Delmarva Power & Light
Natural Gas	Delmarva Power & Light
Water	Artesian Water
Sewer	New Castle County Public Works

Labor & Population



Drive Times:

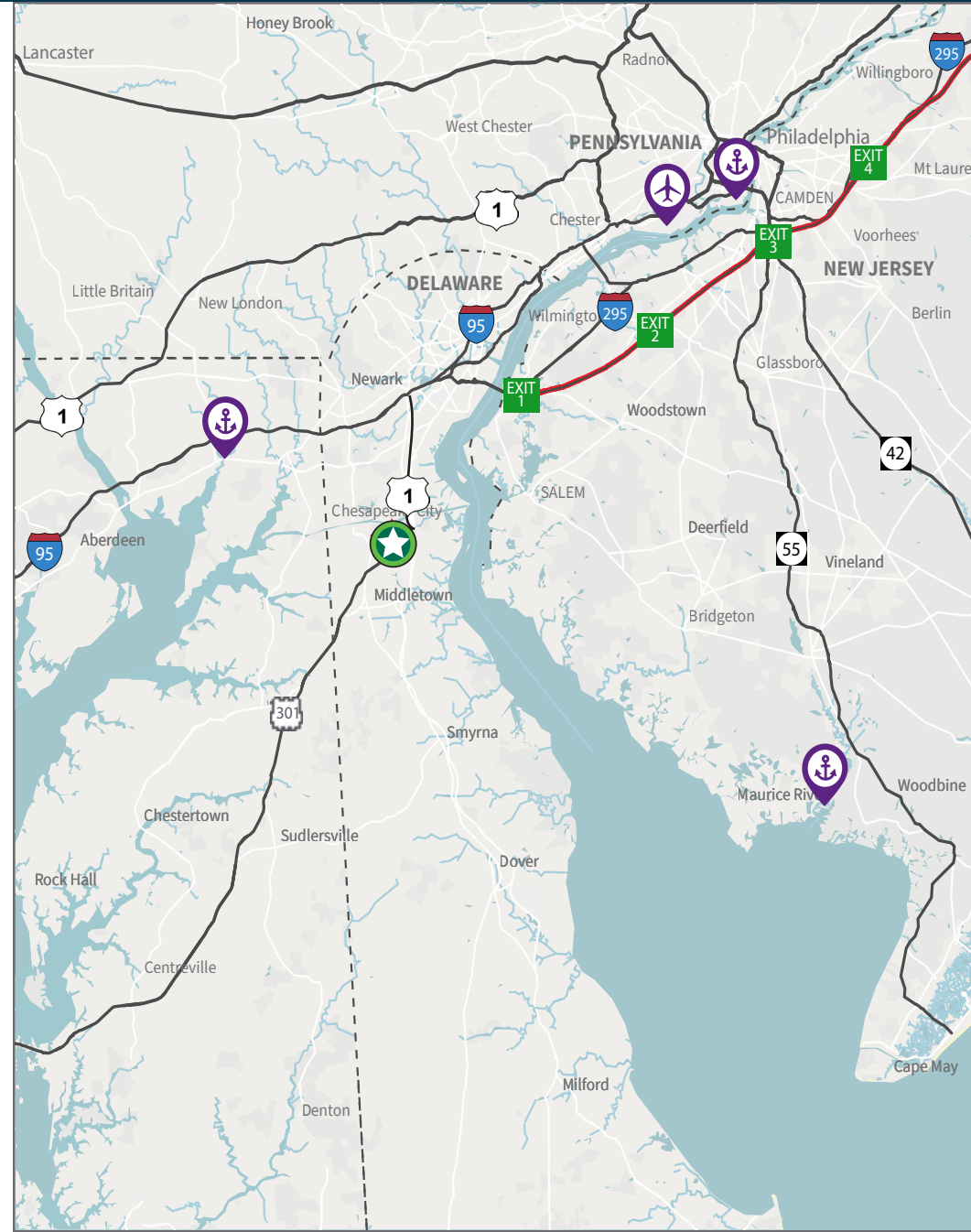
	30 MINUTES	45 MINUTES	60 MINUTES
Total Population	556,570	573,475	1,542,083
Total Labor Force	289,903	293,248	845,791
Blue Collar %	19%	20%	16%
Unemployment Rate	3.8%	4.0%	4.5%
Median Household Income	\$87,621	\$94,854	\$90,977

- Dense population base of 1.5 million people within a 60-minute drive time.
- 10 minute drive to I-95 providing direct highway connection to the major metropolitan centers of Philadelphia, New York, and Baltimore/DC.
- Labor force of 289,903 people within a 30-minute drive time (19% blue collar).
- Ideal location for a warehouse/distribution facility located in a business-friendly state that has the 6th lowest property tax burden in the country.

I-95 Corridor

The I-95 Corridor provides connectivity between major cities along the Eastern Seaboard from Washington D.C. to Boston, MA. The strategic location of LogistiCenter® at New Castle County serves as a middle point between these major MSAs and is located in Delaware, which has proven to be a business-friendly state.

LogistiCenter® at New Castle County allows for efficient access to Ports and Airports along the East Coast. The combination of location, interstate accessibility and a deep affordable labor base creates an ideal scenario for users to achieve their supply chain and logistics goals.





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About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Boston, Chicago, Dallas, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit www.Dermody.com.

About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

About JLL

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$19.4 billion, operations in over 80 countries and a global workforce of more than 102,000 as of September 30, 2022. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.



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