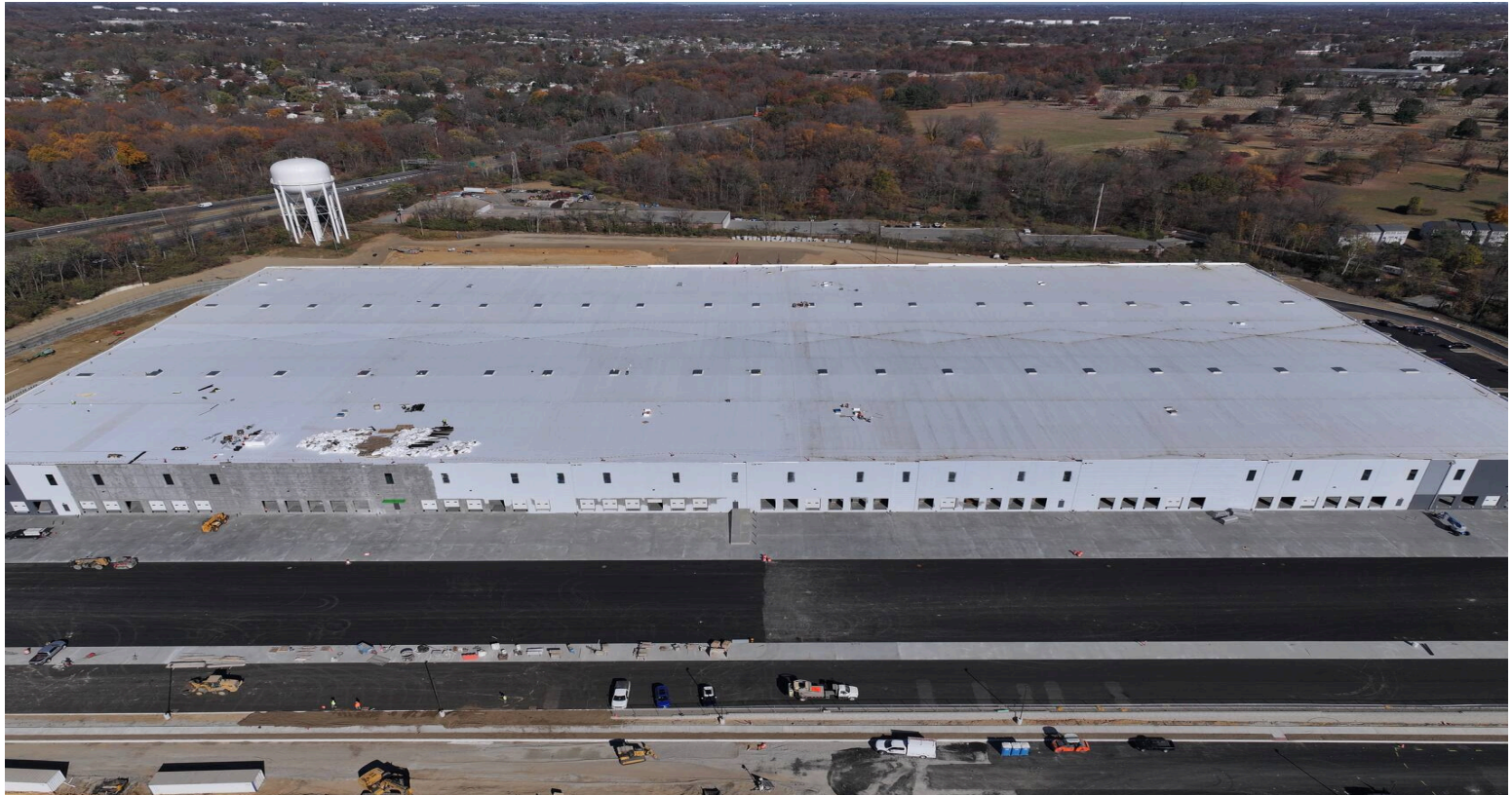


Tri-State Distribution Center

333 Naamans Road, Claymont, DE 19703
New Castle County



HIGHLIGHTS

County: New Castle
Type: Industrial
Total SF: 525,000
Parking Spaces: 270
Year Built: 2025
Market: Philadelphia

Divisible for up to 4 tenants.

Move in ready with toilet rooms and office build out.

Land Area 36.4 Acres

Building Area 525,000 SF

Dimensions 525' D x 1,000' W

Office Area 3,050 SF spec office with remote restrooms

Clear Height 40'

Column Spacing 54' W x 50'7.5" D with 58'10" D speed bays

Dock Doors 97 (9' x 10') insulated overhead dock door

Dock Equipment 49 dock doors outfitted with 45,000 lb.mechanical levelers, seals and bumpers

Drive-In Doors 4 (12' x 14') electronically operated doors

Truck Court

Depth 140' - 198' on north end 198' on south end

Trailer Parking 108 dedicated stalls

Car Parking 270 spaces

Construction Exterior walls are tilt-up concrete panels; structural steel

Roof Fully adhered TPO, mechanically fastened R20 insulation; metal decking

Floor 7" thick unreinforced concrete, minimum 4,000 PSI compressive strength

Lighting LED fixtures on motion sensors; 30 foot candles at 36" AFF

Fire Protection ESFR system

Power One (1) 2500kVA & one (1) 2000kVA, 3-phase/4-wire services

HVAC Gas-fired rooftop heating units (55 degrees inside at 0 degrees outside). One (1) air change per hour

CONTACT

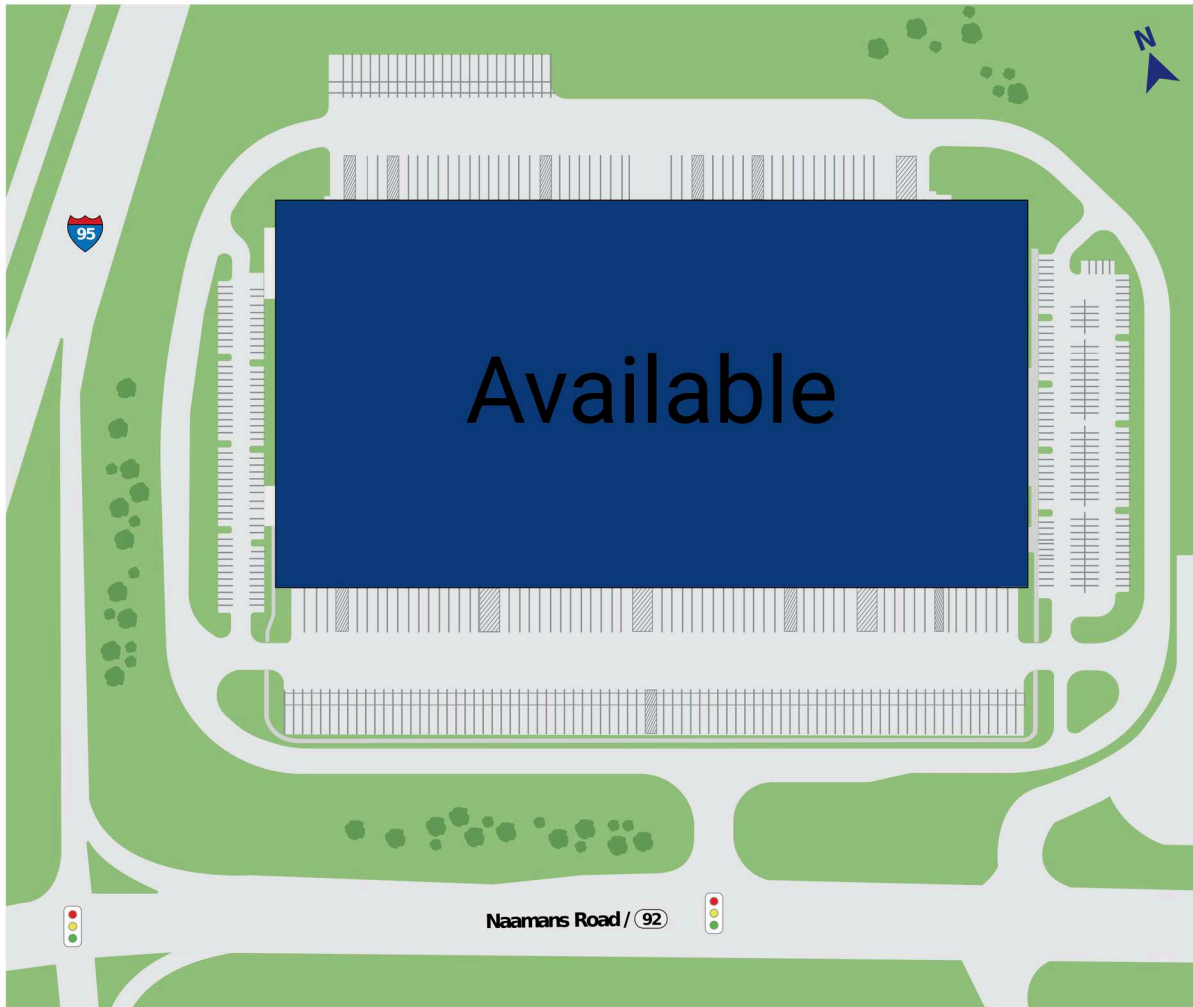
Leasing Department
(212) 710-9330
leasing@kprcenters.com

DEMOGRAPHICS

| | 15 MINUTES | 30 MINUTES | 60 MINUTES |
|------------------------------|------------|------------|------------|
| Population | 322,328 | 1,544,615 | 6,125,685 |
| Median Household Income (\$) | 74,935 | 79,647 | 79,340 |

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A Available 525,000 SF