

An aerial photograph of a light industrial park. Two large, long, rectangular buildings with dark blue roofs and multiple skylights are outlined in orange. They are situated next to a large, paved parking lot. The surrounding area is filled with green trees and other industrial structures. The top of the image has a decorative header with three colored squares: brown, grey, and orange.

# 31 & 47 Reads Way, New Castle, DE

*Centrally Located Light Industrial Buildings – For Lease*



Jones Lang LaSalle Brokerage, Inc.



# DISCOVER ENDLESS POSSIBILITIES IN THE HEART OF NEW CASTLE



Two single-story light industrial buildings sitting on 11.9 acres



Located adjacent to Wilmington Airport



18' ceilings ideal for nearly any light industrial use



Significant parking ( $\pm$  450 spots) and areas for industrial outdoor storage



Easy access to I-95, I-495, I-295, U.S. 13, and S.R. 1



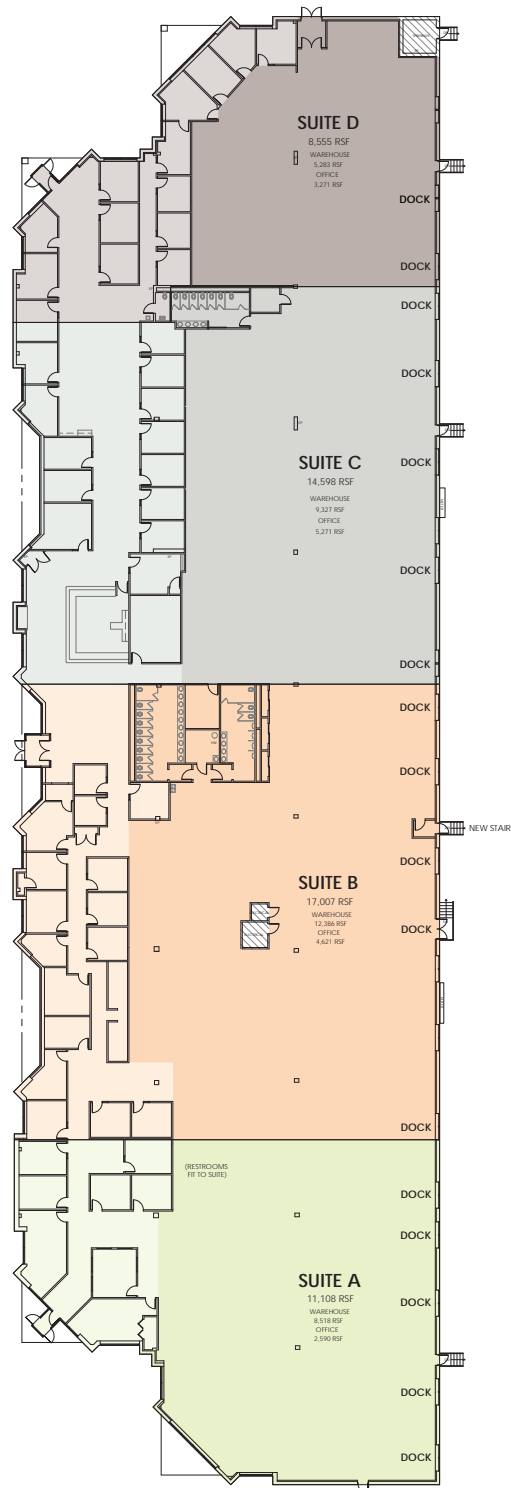
Fully conditioned



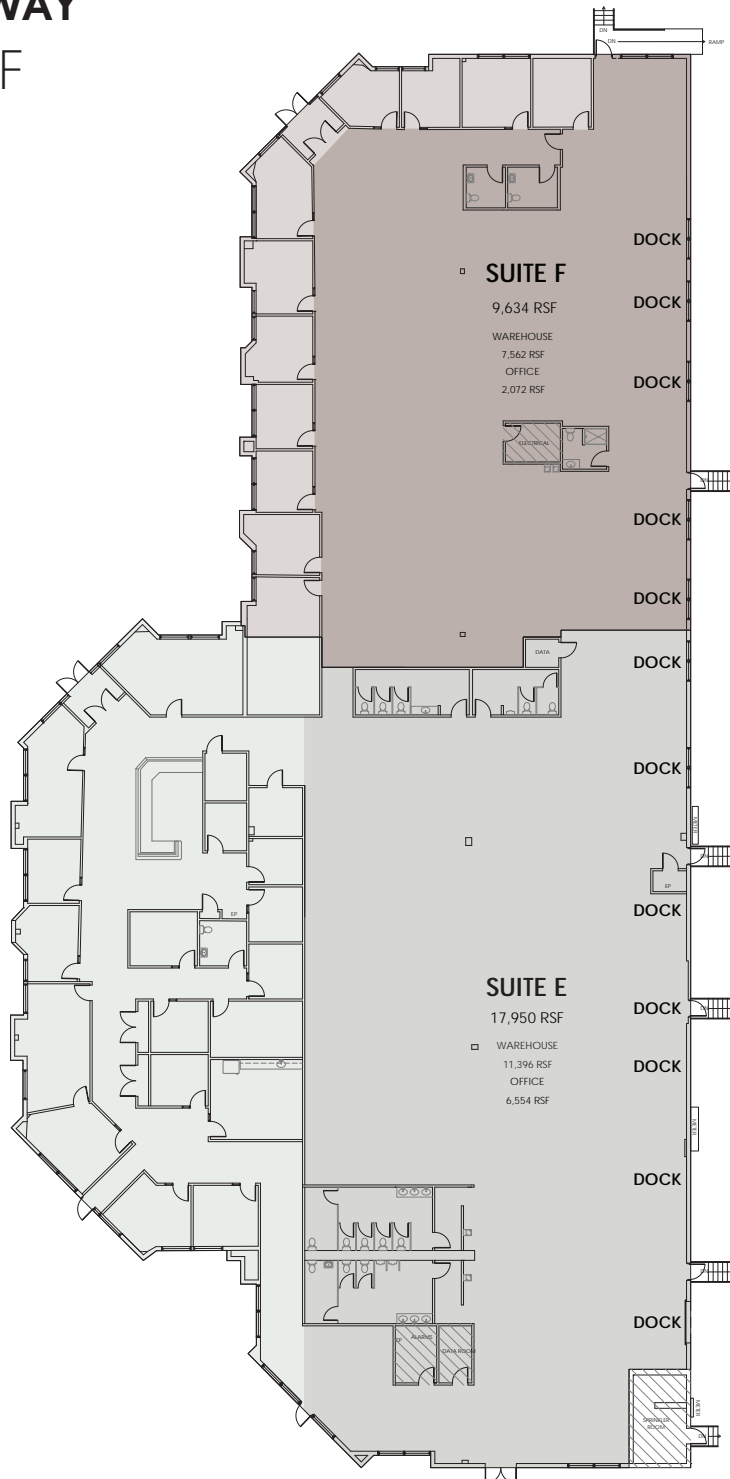
20+ loading docks

# SAMPLE FLOORPLAN (CUSTOMIZABLE)

**31 READS WAY**  
51,268 SF



**47 READS WAY**  
27,584 SF







**31 & 47 Reads Way,  
New Castle, DE**

I-95/141 Interchange: **2 Miles | 5 Min**  
Port of Wilmington: **6 Miles | 12 Min**  
Delaware Memorial Bridge (NJ): **8 Miles | 12 Min**  
Wilmington: **7 Miles | 14 Min**

Newark: **9 Miles | 20 Min**  
Philadelphia: **38 Miles | 43 Min**  
Baltimore: **65 Miles | 80 Min**

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