

# 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

Ready For Immediate Occupancy

[www.tristatedc95.com](http://www.tristatedc95.com)

### EXCLUSIVE LEASING

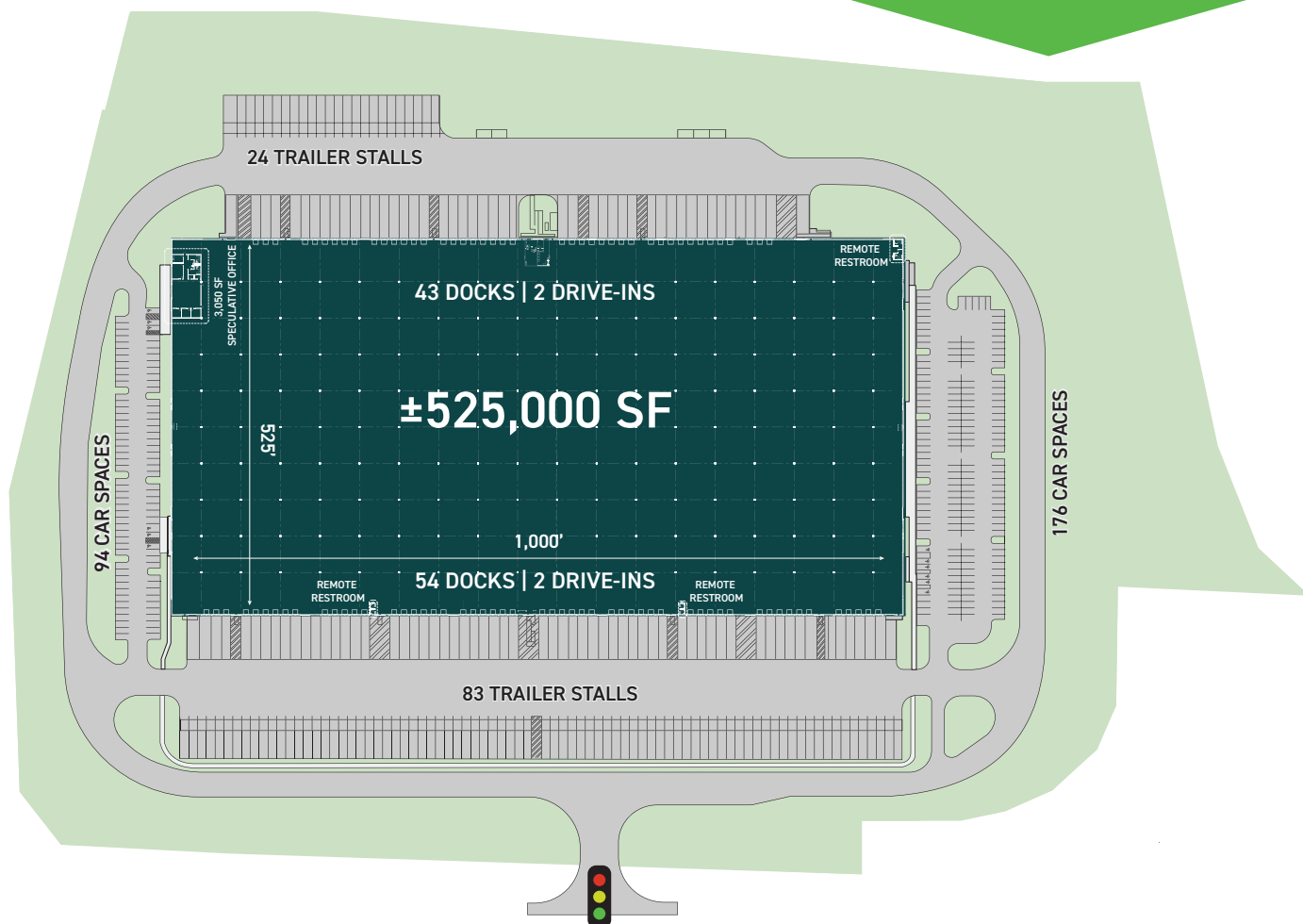
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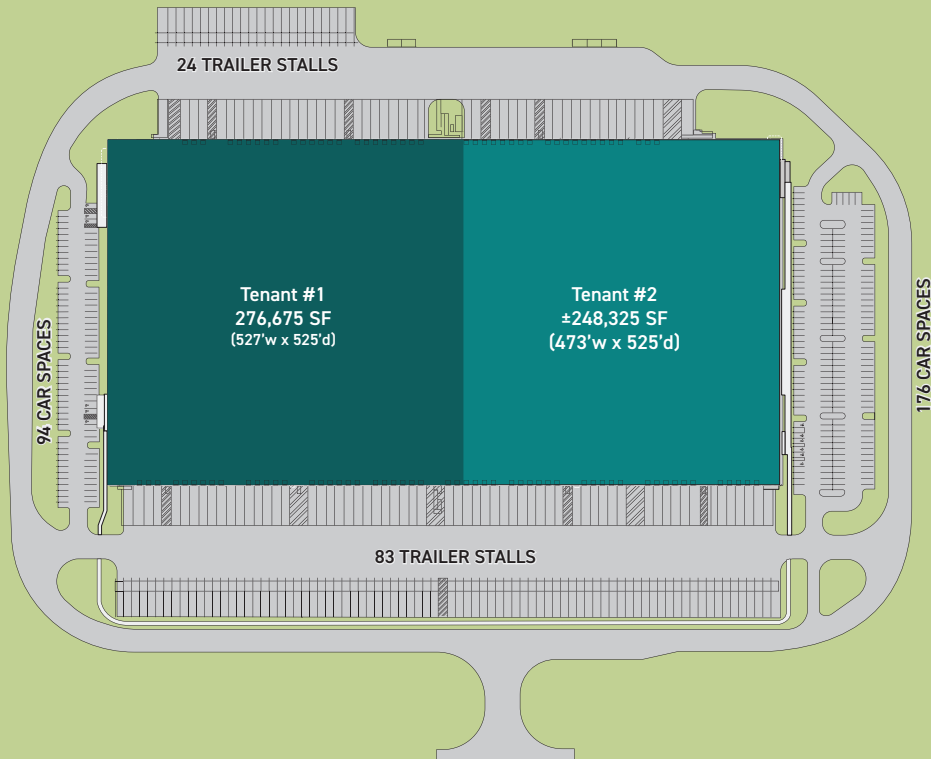




<b>Land Area</b>	36.4 Acres
<b>Building Area</b>	525,000 SF
<b>Dimensions</b>	525' D x 1,000' W
<b>Office Area</b>	3,050 SF spec office with remote restrooms
<b>Clear Height</b>	40'
<b>Column Spacing</b>	54' W x 50'7.5" D with 58'10" D speed bays
<b>Dock Doors</b>	97 (9' x 10') insulated overhead dock doors
<b>Dock Equipment</b>	49 dock doors outfitted with 45,000 lb. mechanical levelers, seals and bumpers
<b>Drive-In Doors</b>	4 (12' x 14') electronically operated doors
<b>Truck Court Depth</b>	140' - 198' on north end 198' on south end

<b>Trailer Parking</b>	108 dedicated stalls
<b>Car Parking</b>	270 spaces
<b>Construction</b>	Exterior walls are tilt-up concrete panels; structural steel
<b>Roof</b>	Fully adhered TPO, mechanically fastened R20 insulation; metal decking
<b>Floor</b>	7" thick unreinforced concrete, minimum 4,000 PSI compressive strength
<b>Lighting</b>	LED fixtures on motion sensors; 30 foot-candles at 36" AFF
<b>Fire Protection</b>	ESFR system
<b>Power</b>	One (1) 3,000-amp & one (1) 2,000-amp, 277/480 volt, 3-phase/4-wire services
<b>HVAC</b>	Gas-fired rooftop heating units (55 degrees inside at 0 degrees outside). One (1) air change per hour

## DEMISING PLAN - OPTION 1



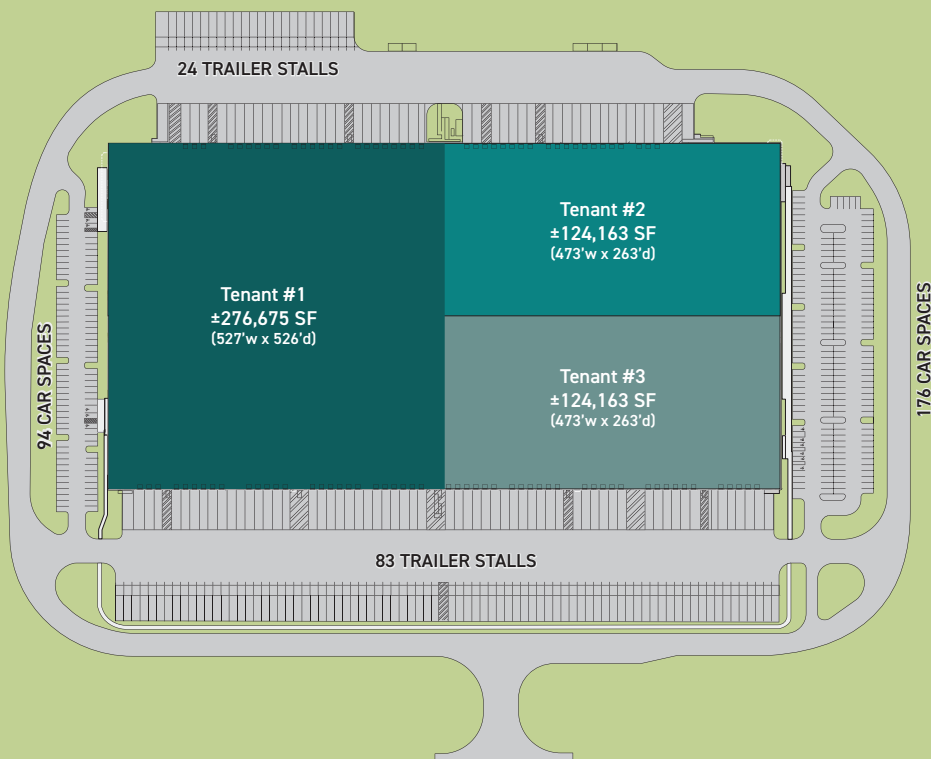
### Tenant #1

- 276,675 SF (527'w x 525'd)
- 51 Dock Doors
- 2 Drive-Ins
- 94 Car Spaces
- 64 Trailer Stalls
- Cross-Dock Loading

### Tenant #2

- ±248,325 SF (473'w x 525'd)
- 46 Dock Doors
- 2 Drive-Ins
- 176 Car Spaces
- 38 Trailer Stalls
- Cross-Dock Loading

## DEMISING PLAN - OPTION 2



### Tenant #1

- ±276,675 SF (527'w x 526'd)
- 51 Dock Doors
- 2 Drive-Ins
- 94 Car Spaces
- 64 Trailer Stalls
- Cross-Dock Loading

### Tenant #2

- ±124,163 SF (473'w x 263'd)
- 20 Dock Doors
- 1 Drive-In
- 88 Car Spaces
- Single-Side Load

### Tenant #3

- ±124,163 SF (473'w x 263'd)
- 26 Dock Doors
- 1 Drive-In
- 88 Car Spaces
- 58 Trailer Stalls
- Single-Side Load

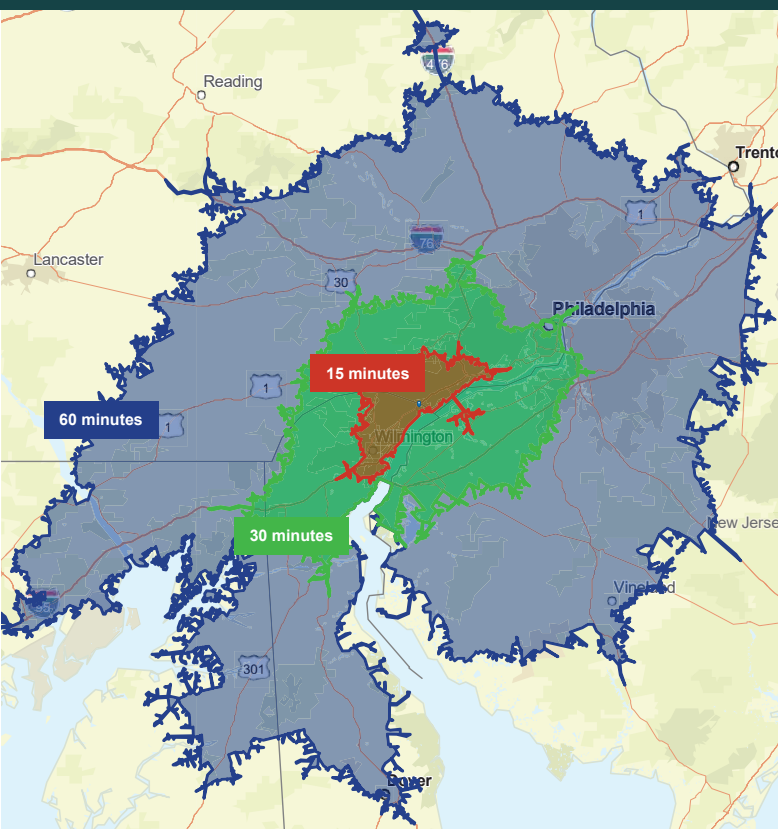


## LOCATION OVERVIEW



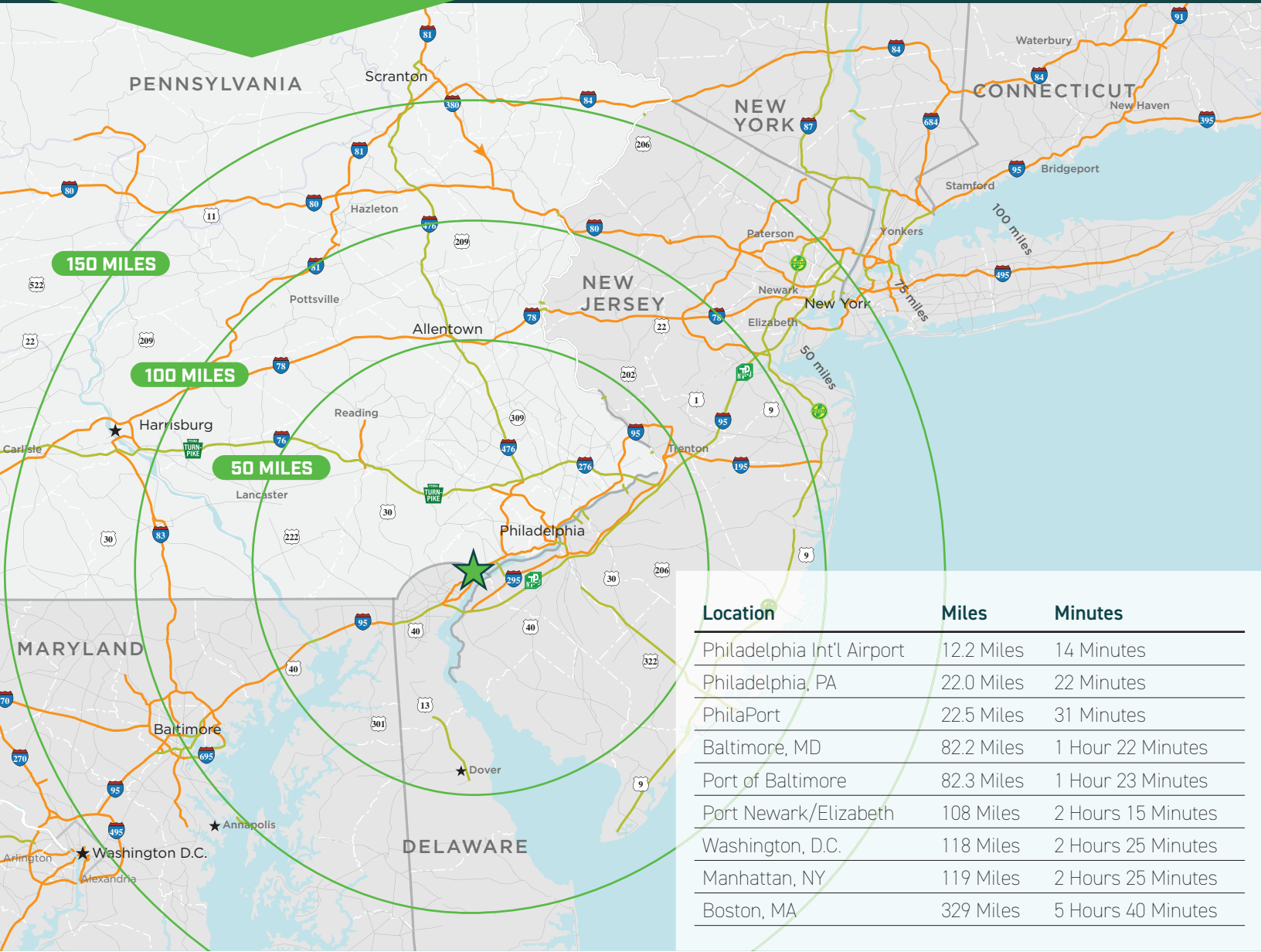
Location	Miles	Minutes
I-95	Immediate Access	1 Minute
I-495	1.1 Miles	3 Minutes
Commodore Barry Bridge	5.8 Miles	8 Minutes
I-476	7.3 Miles	8 Minutes
Philadelphia International Airport	12.7 Miles	13 Minutes
I-76 (Schuylkill Expressway)	20.3 Miles	24 Minutes
Center City, Philadelphia	22.0 Miles	22 Minutes
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

# REGIONAL OVERVIEW



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