




Offering Memorandum

# For sale

131 Acres of Industrial Land,  
Warehouse, and Greenhouse

1090 Elkton Road  
Newark, DE

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# Executive Summary



# Executive Overview

## *1090 Elkton Road, Newark, DE*

Located in New Castle County, Delaware, this unique 131.5-acre property offers a significant development opportunity.

The site features a vacant 100,000 SF industrial building with high clears and a 45,000 SF greenhouse. The parcel is zoned I-UDC (Industrial), allowing for a wide range of industrial and commercial uses. The site has additional approved developmental rights for approximately 460,000 SF. Its scale, existing infrastructure, and zoning flexibility make it ideal for redevelopment.

The property is conveniently situated just off I-95, providing excellent regional connectivity to Wilmington, Baltimore, and Philadelphia. Access to the site is via Elkton Road, offering direct and efficient entry. Located less than two miles from the University of Delaware and the STAR Campus, the site is also adjacent to existing FMC and Corteva facilities, placing it in the heart of a thriving innovation and industrial corridor.



**Shell Building**



**Greenhouse**





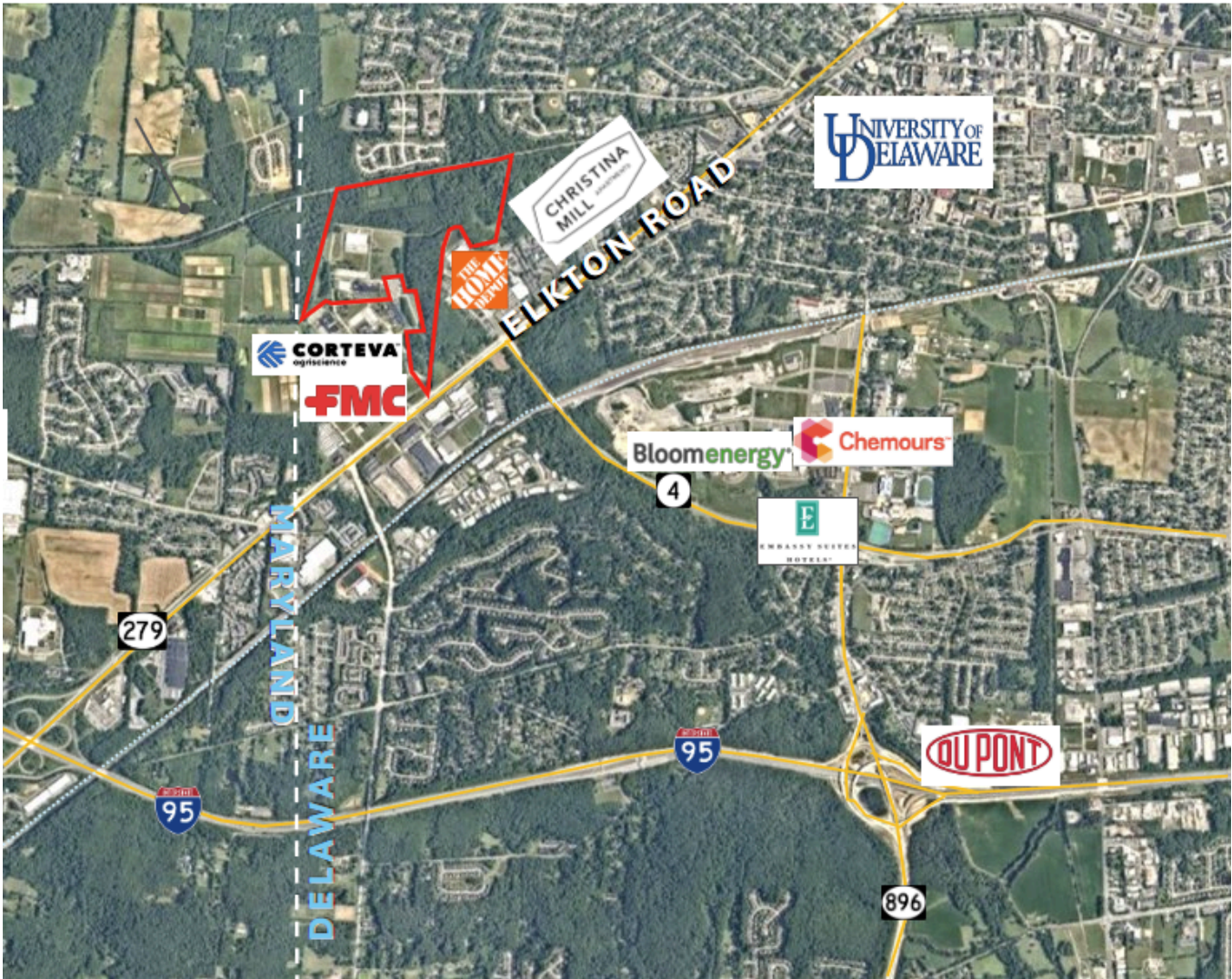
## Location Overview





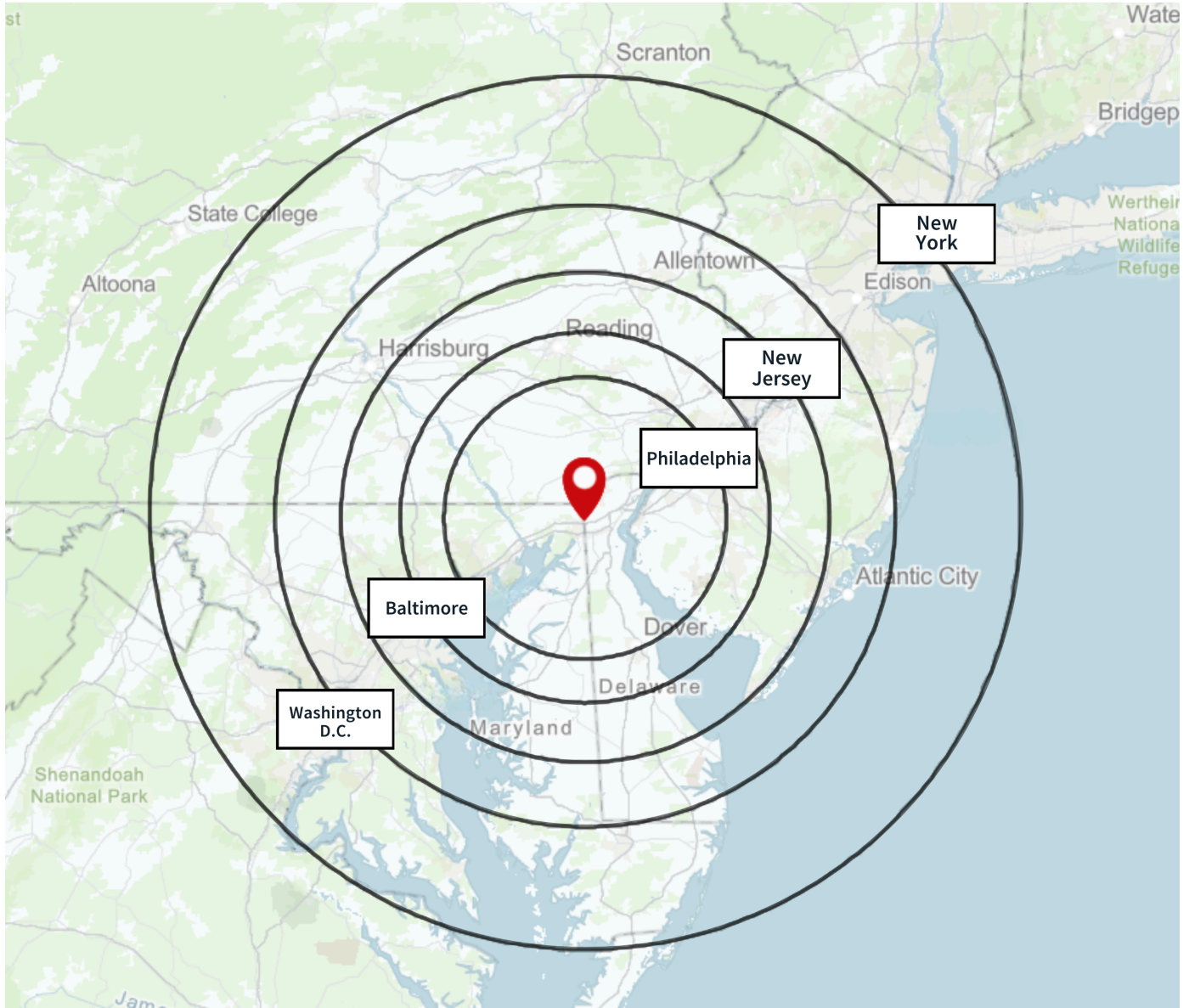


# Aerial



	Distance	Drive Time
Wilmington	17.1 miles	24 minutes
Philadelphia	52.7 miles	1 hour
Baltimore	54.7 miles	1 hour 7 minutes

# Stine is within close proximity to 4 of the Top 10 Life Science Clusters





# 2024 Life Sciences Cluster Analysis

With the observations of the major life sciences industry trends in mind, it is important to consider the key fundamentals and drivers that differentiate markets. By analyzing data on growth density and momentum across talent, funding and real estate fundamentals, we can discern how specific markets have positioned themselves as leaders in the life sciences industry. The interplay between market dynamics and industry trends provides a unique perspective on the competitiveness and attractiveness of various regions, highlighting both their current strength and future potential.



# 3

## Property Overview

# Site Plan



Address	1090 Elkton Road, Newark, DE
Acreage	+/- 131.5 (following re-subdivision)
Existing Building GSF	+/- 234,172
Approved/Unbuilt GSF	+/- 464,405
Existing Buildings	
- S320: Occupied via long-term lease with Corteva	+/- 89,712 GSF
- S400: Vacant, includes 100k SF flex/industrial building +/- 45k SF greenhouses	145,000 FSF
Current NCC Parcel #	1100400001
Zoning	I-UDC - Industrial
Notes	Seller (FMC) to remain owner/occupier of adjacent parcel



# 100,000 SF Warehouse





# 45,000 SF Greenhouse



# Contact:

**For more information and Non-Disclosure Agreement please contact:**

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