LOGISTICS® PROPERTY CO

CROSSROADS 95 LOGISTICS CENTER

205 Stanton Christiana Road, Newark, DE

UNMATCHED I-95 VISIBILITY & ACCESS
442,530 SF - AVAILABLE FOR IMMEDIATE OCCUPANCY

PROPERTY HIGHLIGHTS

- 442,530 SF Class A warehouse
- Located on I-95 via Exit 3 and Exit 4
- Immediate access to Route 1 and Route 301
- 9 miles to Delaware Memorial Bridge
- 10 miles to Port of Wilmington
- 37 miles to PhilaPort (Packer Avenue)
- 36’ clear height
- ESFR sprinkler system

JLL

550 E Swedesford Road
Suite 260
Wayne, PA

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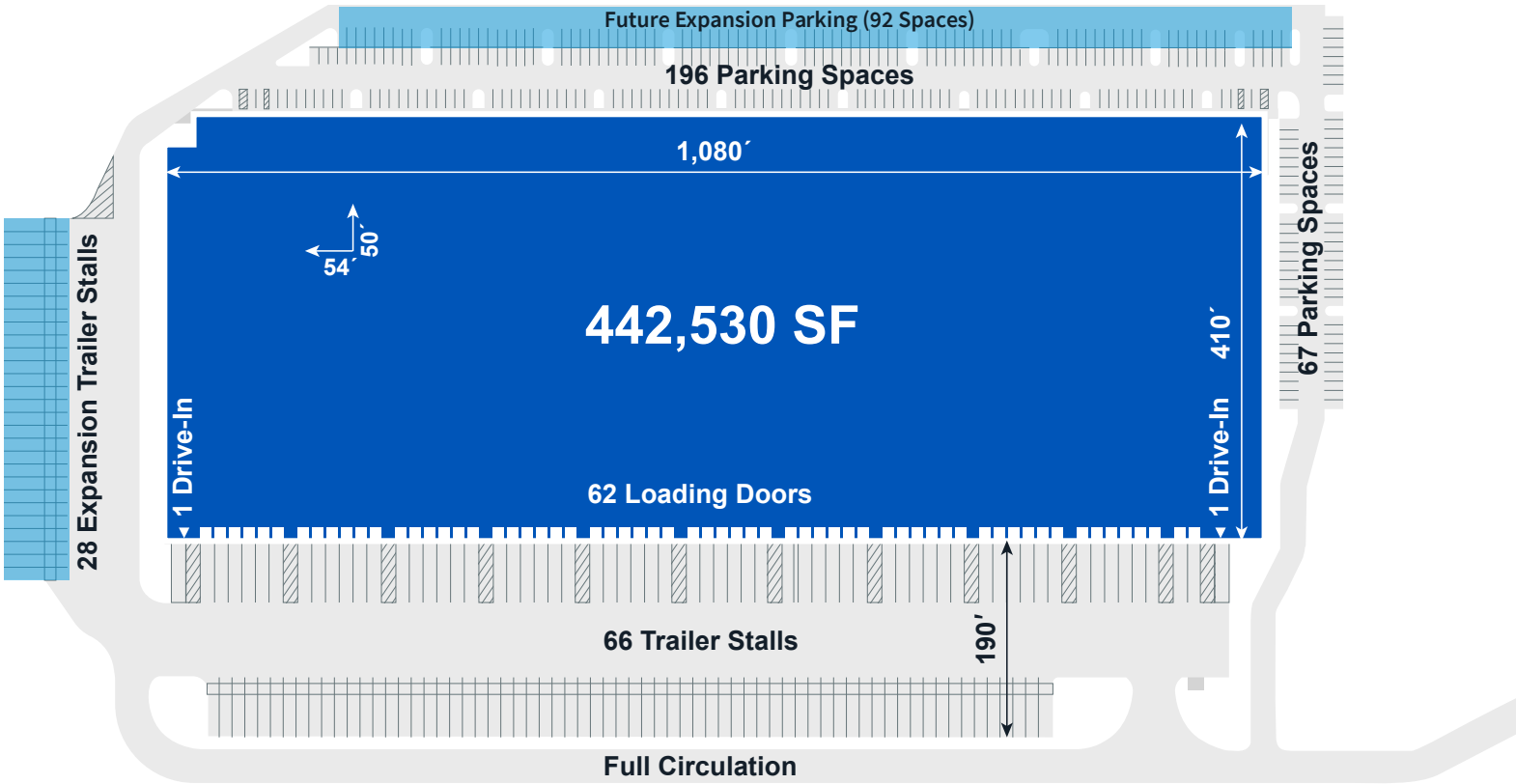

BUILDING SIZE	442,530 SF
DOCK DOORS	62 dock positions, 44 9'x10' dock doors installed
DOCK EQUIPMENT	31 dock doors to be outfitted with 40,000 lb. mechanical levelers, bumpers & seals
DRIVE-IN DOORS	2, 12' x 14'
BUILDING DIMENSIONS	1,080' x 410'
COLUMN SPACING	50' x 54'
SPEED BAY	60'
AUTO PARKING SPACES	263 (expandable to 355 spaces)
TRAILER PARKING SPACES	66 (expandable to 94 spaces)

CLEAR HEIGHT	36'
ROOF SYSTEM	60-mil TPO mechanically fastened
TRUCK COURT	190' with 60' concrete apron & 10' concrete dolly pads
EXTERIOR WALLS	10" painted insulated precast panels
SPRINKLER	ESFR
LIGHTING	Motion-activated LED fixtures
ELECTRICAL	3,000 amp, 277/480-volt, 3-phase service
HEATING	Roof-mounted units to maintain 55˚F inside
FLOOR	7" 4,000 PSI slab on grade

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AREA DEMOGRAPHICS

15 MINUTES

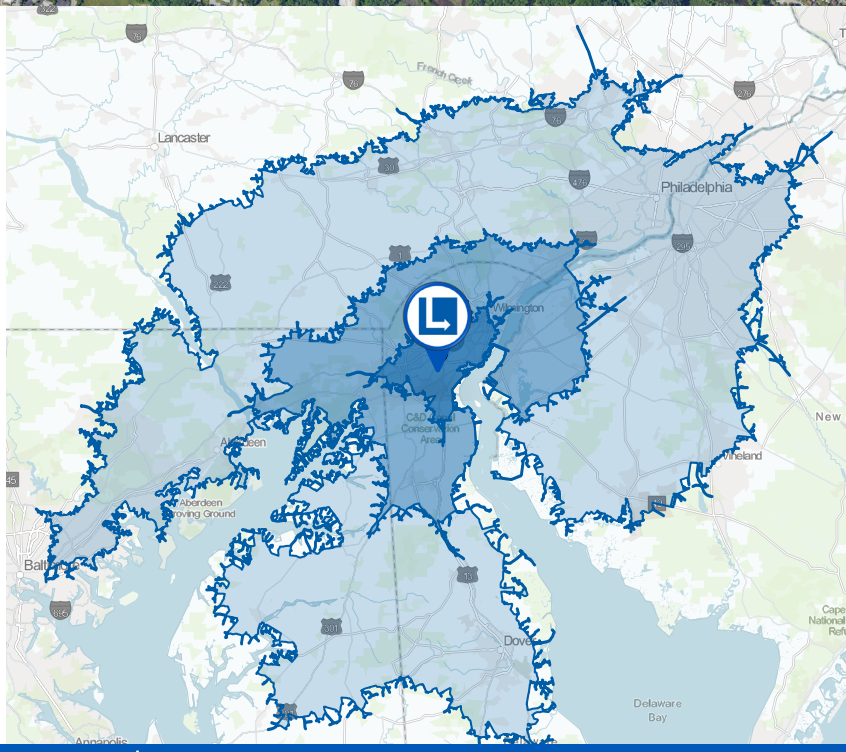
TOTAL POPULATION	268,980
TOTAL LABOR FORCE	143,325
BLUE COLLAR %	21%

30 MINUTES

TOTAL POPULATION	808,662
TOTAL LABOR FORCE	422,826
BLUE COLLAR %	19%

60 MINUTES

TOTAL POPULATION	4,694,804
TOTAL LABOR FORCE	2,490,655
BLUE COLLAR %	17%



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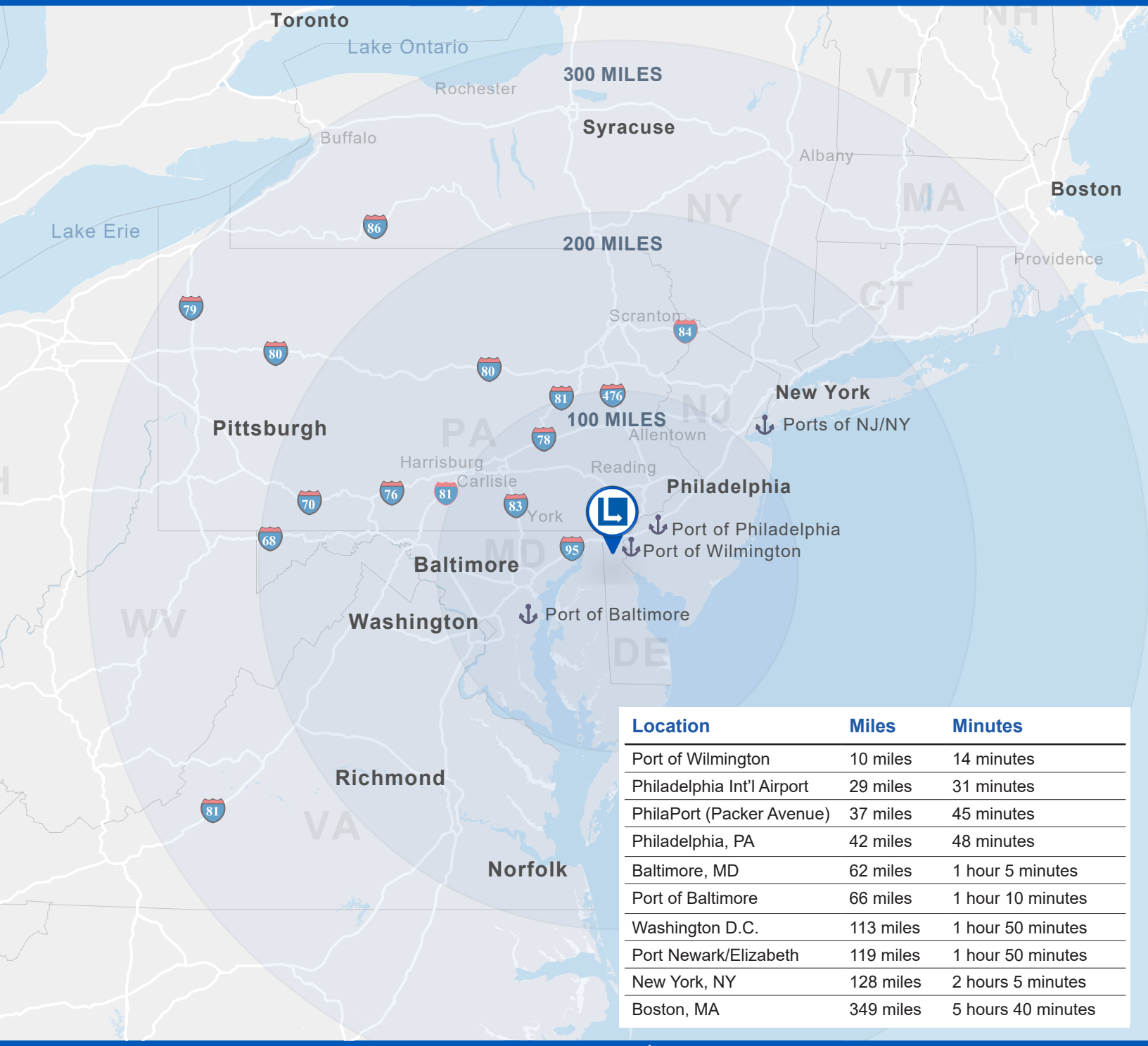

Location	Miles	Minutes
Port of Wilmington	10 miles	14 minutes
Philadelphia Int'l Airport	29 miles	31 minutes
PhilaPort (Packer Avenue)	37 miles	45 minutes
Philadelphia, PA	42 miles	48 minutes
Baltimore, MD	62 miles	1 hour 5 minutes
Port of Baltimore	66 miles	1 hour 10 minutes
Washington D.C.	113 miles	1 hour 50 minutes
Port Newark/Elizabeth	119 miles	1 hour 50 minutes
New York, NY	128 miles	2 hours 5 minutes
Boston, MA	349 miles	5 hours 40 minutes

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