



BLUE DIAMOND PARK

A DELAWARE LOGISTICS HUB



LOT 2A

639,192 SF

UNDER
CONTRACT

255,745 SF

LOT 4

315,549 SF

LOT 3

THREE PROPOSED
BUILDINGS

1,210,486 SF
AVAILABLE

STOLTZ



PGIM



KBCADVISORS

S DUPONT HWY



315,549 SF
LOT 3

255,745 SF
LOT 4

LEASED
amazon

UNDER
CONTRACT

639,192 SF
LOT 2A

OVERALL
SITE PLAN

LOCAL ACCESS

NORTH TO PHILADELPHIA
AND NEW YORK CITY
45 MILES | 126 MILES

WILMINGTON AND
PORT OF WILMINGTON
14 MILES

EXIT 265
1.2 MILES | 2 MIN

NJ TURNPIKE
10.6 MILES

DELAWARE MEMORIAL
BRIDGE
8.2 MILES 15 MIN

EXIT 411
1 MILE | 2 MIN

SOUTH TO BALTIMORE
AND WASHINGTON DC
69 MILES | 110 MILES

LOCATION HIGHLIGHTS

EXIT 411
1 MILE | 2 MIN

EXIT 265
1.2 MILES | 2 MIN

DELAWARE
MEMORIAL BRIDGE
8.2 MILES | 15 MIN

NJ TURNPIKE
10.6 MILES | - MIN

IMMEDIATE LABOR



WAREHOUSE WORKERS

\$16.13 Avg Hourly Earnings

30 MIN	45 MIN	60 MIN
12,588	28,690	28,690

2022 Resident Workers

97% 82% 72%

Past 5-Year Growth

-382 935 3,189

Net Commuters



FORKLIFT DRIVERS

\$18.54 Avg Hourly Earnings

30 MIN	45 MIN	60 MIN
3,323	5,370	9,864

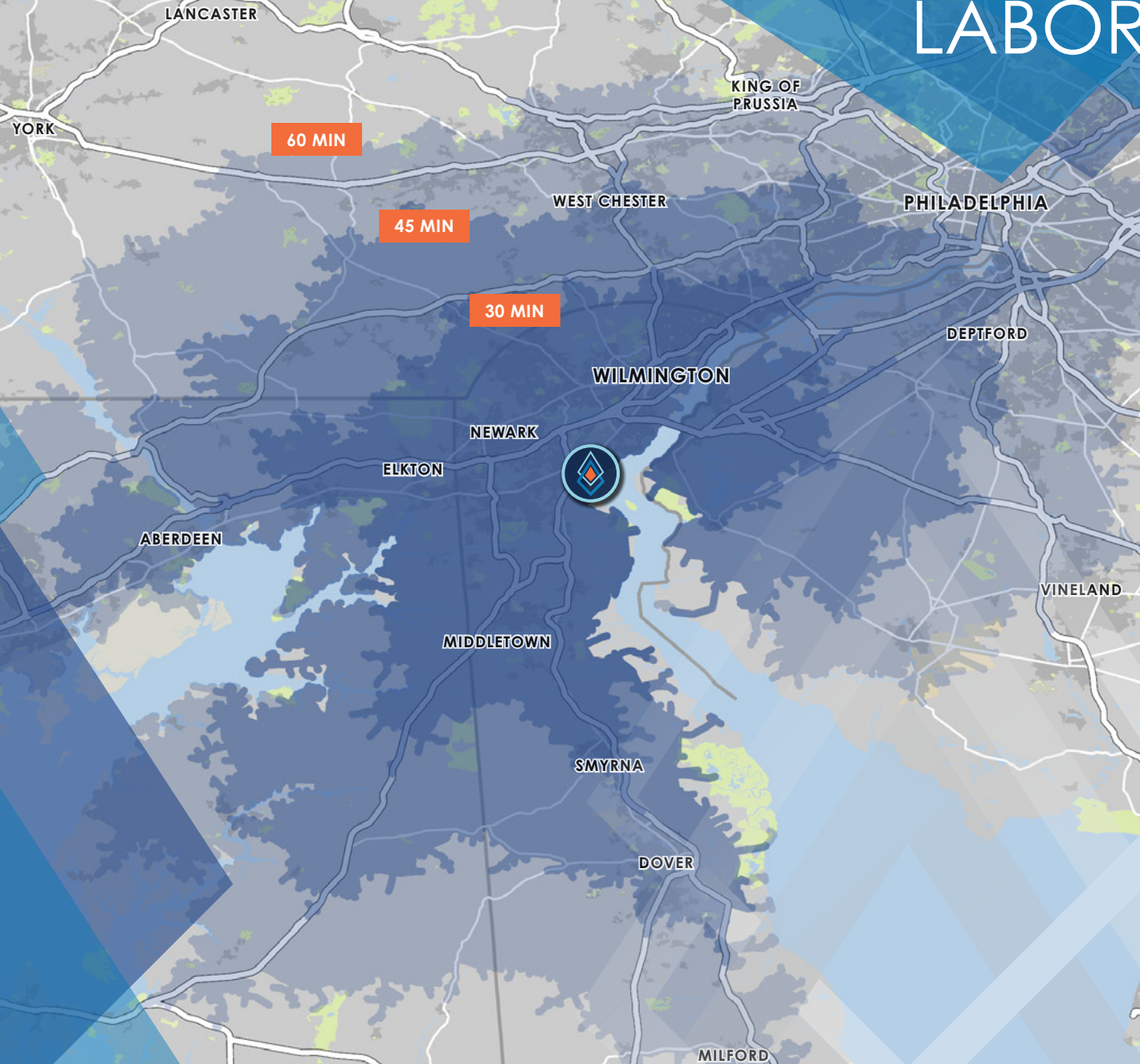
2022 Resident Workers

148% 105% 71%

Past 5-Year Growth

717 591 134

Net Commuters



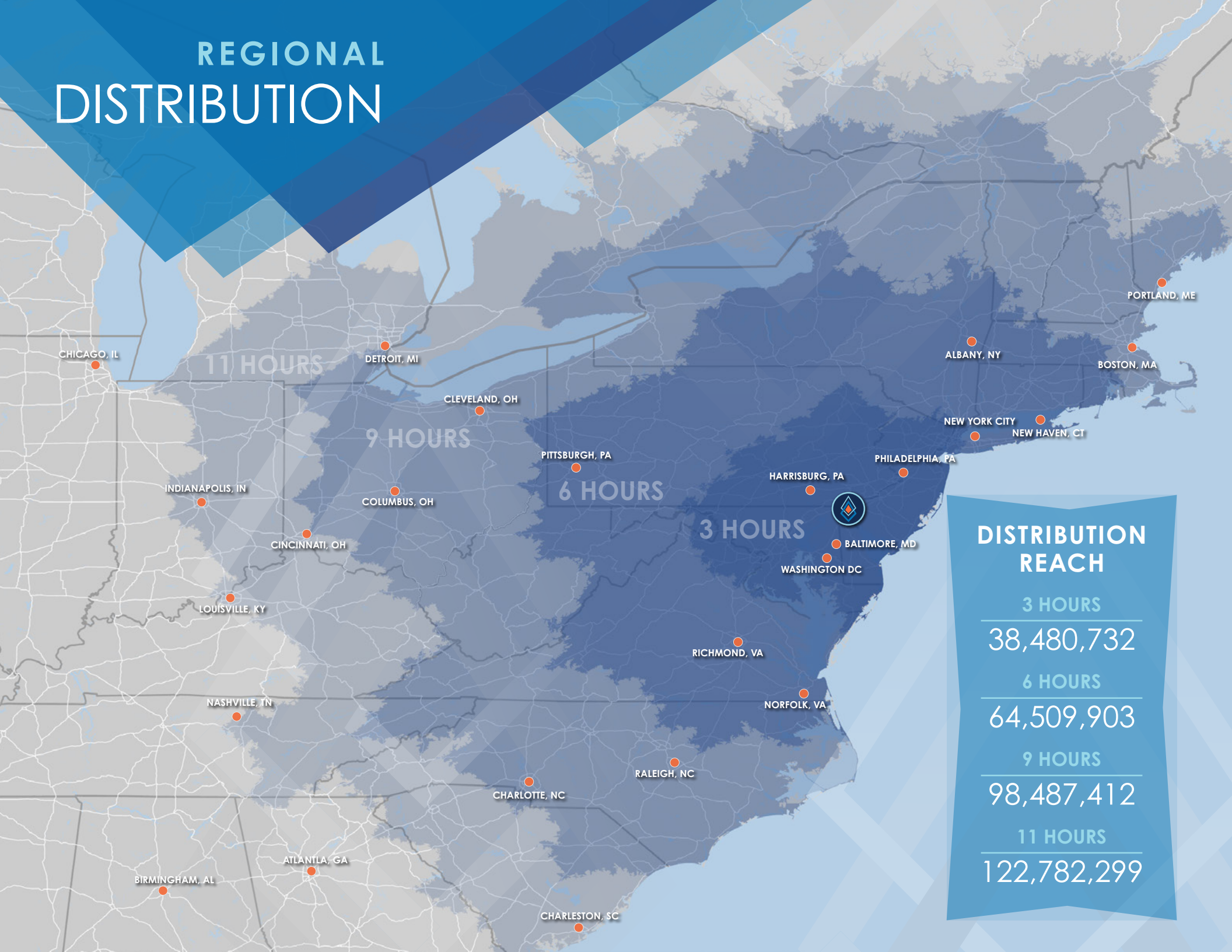
REGIONAL LOCATION



KEY ACCESS POINTS

	I-95	6 MILES
	DELAWARE MEMORIAL BRIDGE	8 MILES
	PORT OF WILMINGTON	14 MILES
	WILMINGTON, DE	14 MILES
	PHILADELPHIA INT'L AIRPORT	32 MILES
	CSX INTERMODAL PHILADELPHIA	41 MILES
	PHILADELPHIA, PA	45 MILES
	PHILAPORT	47 MILES
	BALTIMORE, MD	69 MILES
	NS INTERMODAL MORRISVILLE	71 MILES
	PORT OF BALTIMORE	72 MILES
	BWI INT'L AIRPORT	79 MILES
	WASHINGTON D.C.	110 MILES
	NEWARK LIBERTY INT'L AIRPORT	114 MILES
	PORT NEWARK/ ELIZABETH	119 MILES
	NEW YORK, NY	126 MILES
	DULLES INT'L AIRPORT	131 MILES
	JOHN F. KENNEDY INT'L AIRPORT	138 MILES
	LAGUARDIA INT'L AIRPORT	143 MILES

REGIONAL DISTRIBUTION



DISTRIBUTION REACH

3 HOURS

38,480,732

6 HOURS

64,509,903

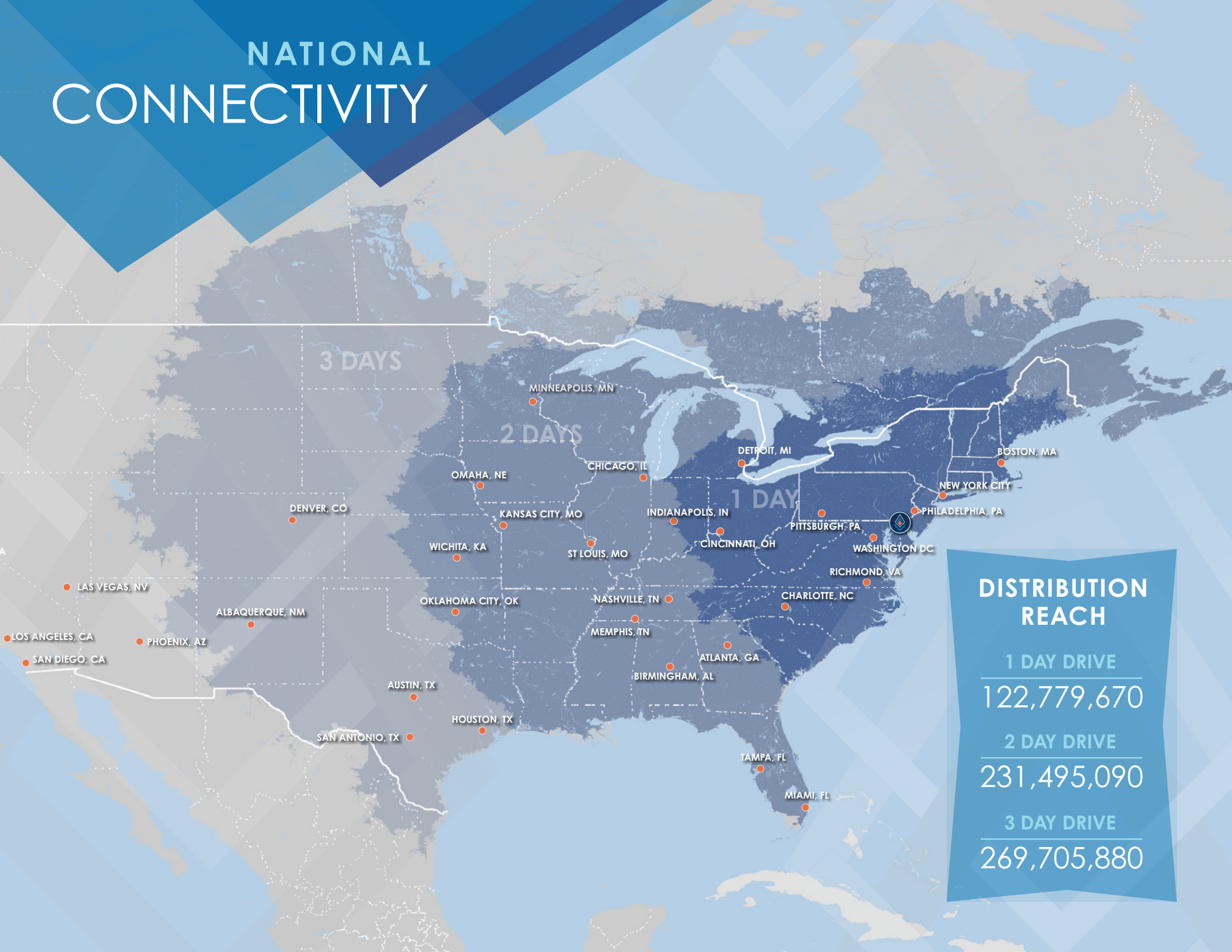
9 HOURS

98,487,412

11 HOURS

122,782,299

NATIONAL CONNECTIVITY



DISTRIBUTION REACH

1 DAY DRIVE

122,779,670

2 DAY DRIVE

231,495,090

3 DAY DRIVE

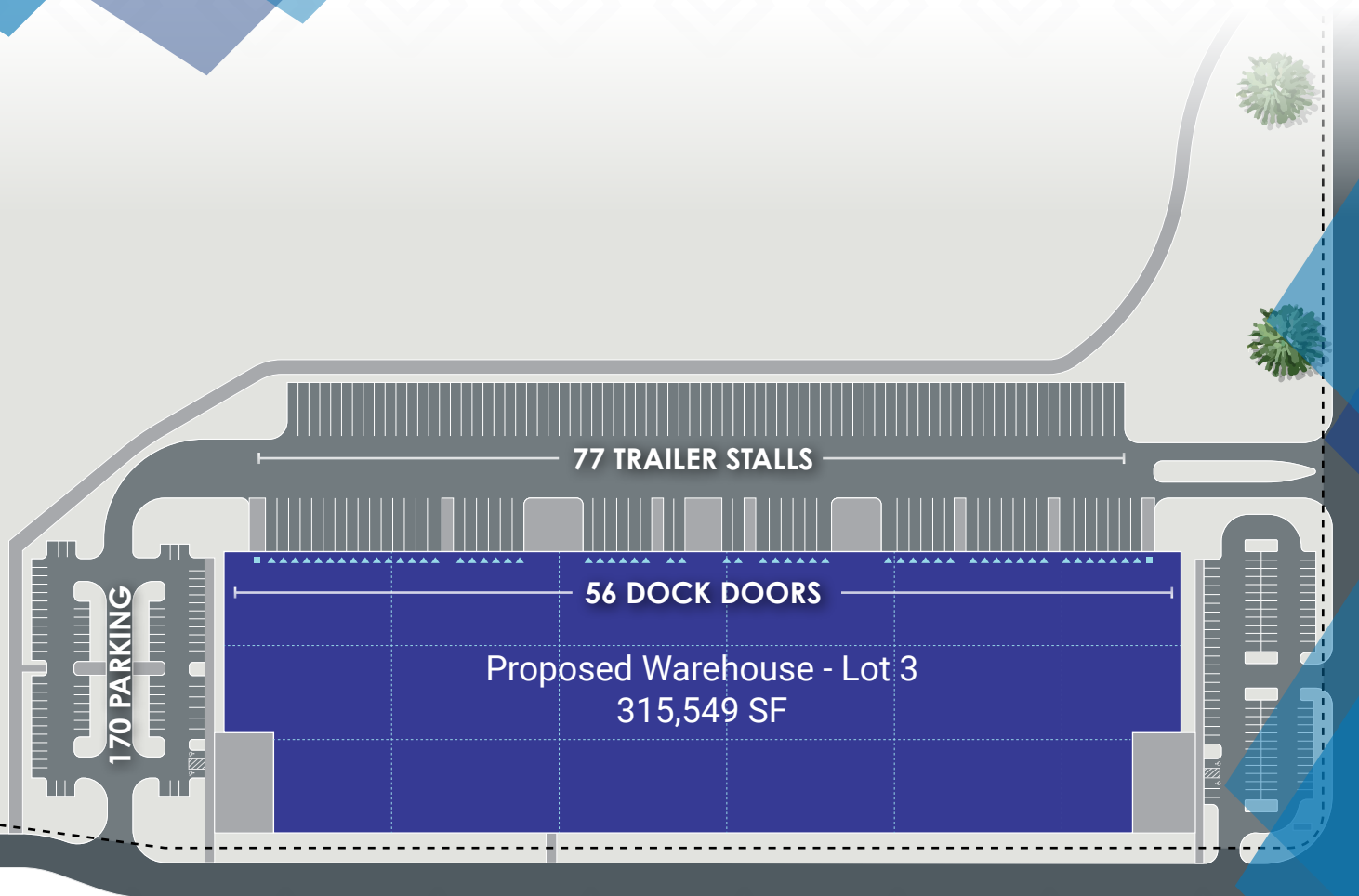
269,705,880

SITE PLAN LOT 2A



-  **639,192 SF**
SIZE
-  **+/- 99.4**
ACRES
-  **100**
DOCK DOORS
-  **146**
TRAILER STALLS
-  **1.46**
TRAILER STALLS
PER DOCK DOORS
-  **340**
AUTO PARKS
-  **CROSS-DOCK**
CONFIGURATION
-  **8**
INGRESS/EGRESS POINTS

SITE PLAN LOT 3



 **315,549 SF**
SIZE

 **+/- 37.71**
ACRES

 **56**
DOCK DOORS

 **77**
TRAILER STALLS

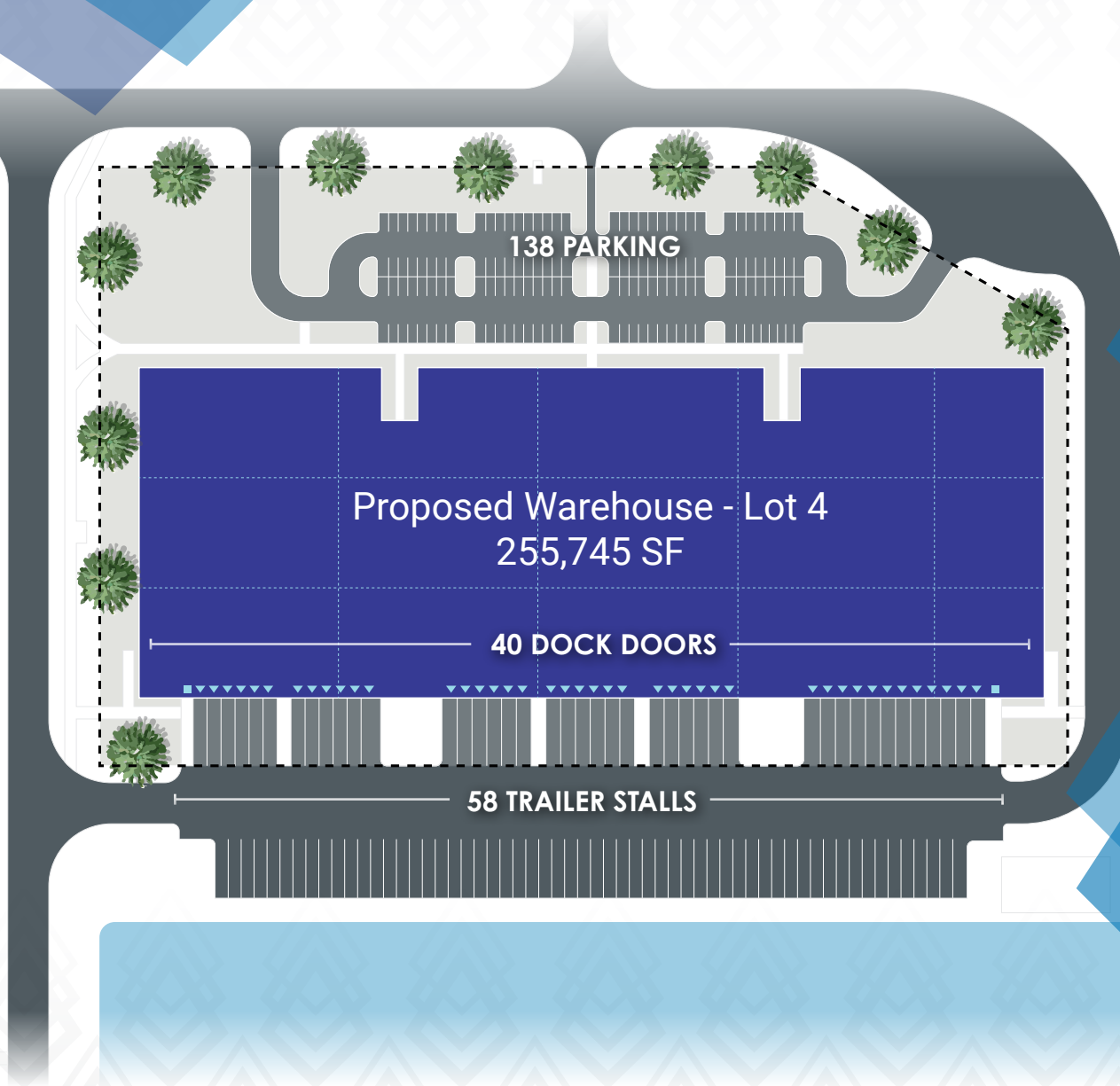
 **1.38**
TRAILER STALLS
PER DOCK DOORS

 **170**
AUTO PARKS

 **REAR-LOAD**
CONFIGURATION

 **4**
INGRESS/EGRESS POINTS

SITE PLAN LOT 4



 **255,745 SF**
SIZE

 **+/- 32.83**
ACRES

 **40**
DOCK DOORS

 **58**
TRAILER STALLS

 **1.45**
TRAILER STALLS
PER DOCK DOORS

 **138**
AUTO PARKS

 **REAR-LOAD**
CONFIGURATION

 **5**
INGRESS/EGRESS POINTS



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 **STOLTZ**



PGIM



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