



# AVAILABLE

FOR LEASE +/- 31,200 SF



## Newport Industrial Park

500 Water Street, Newport, Delaware 19804

### Built For You

Industrial



Professional



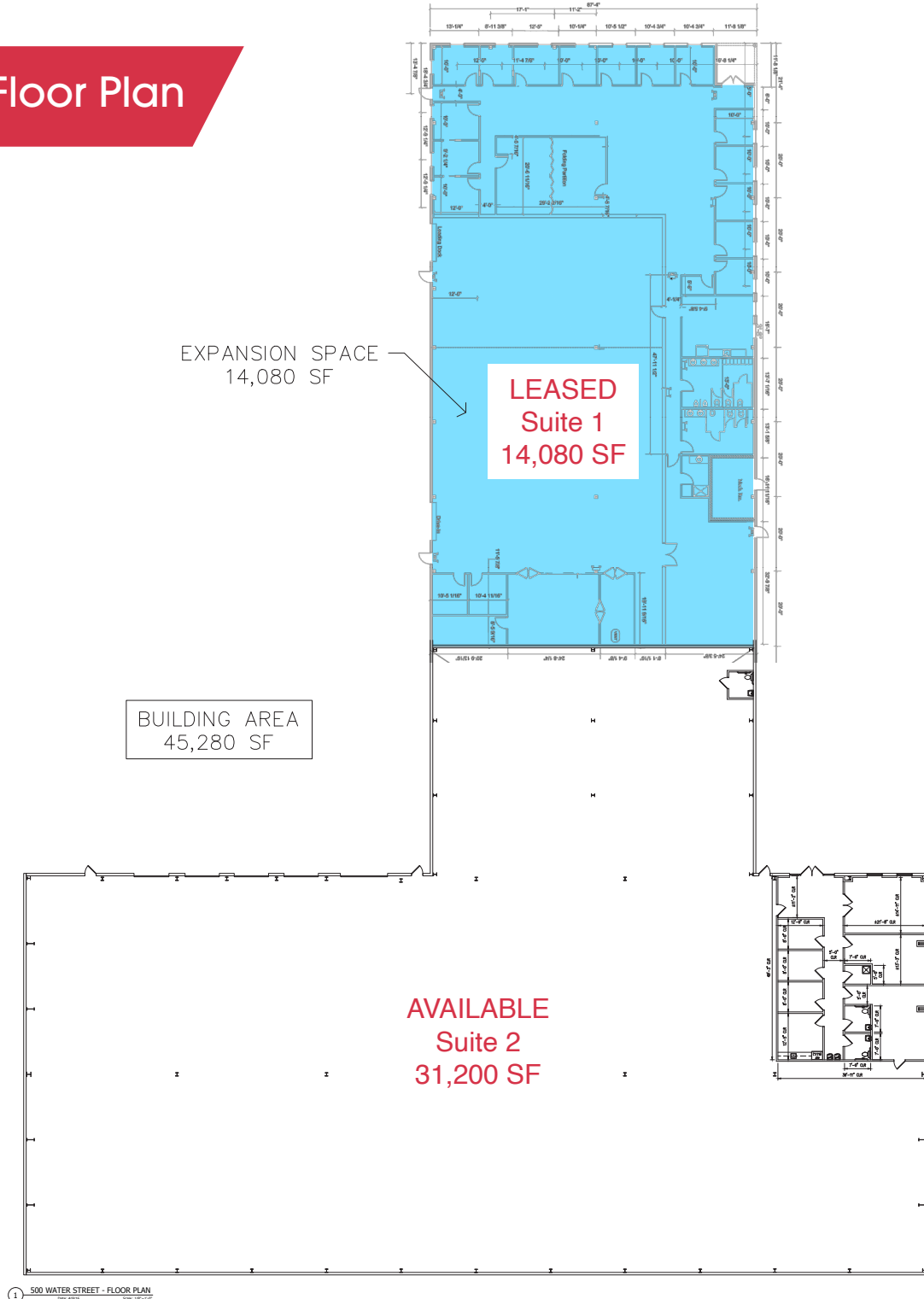
Hospitality



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## Floor Plan



For more information call: **Thomas Harvey** (302) 323-9300 Ext.115  
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"This is a concept rendering and can not be relied upon for any type of binding agreement."



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## The Details

**Total Square Feet:** +/- 45,280 SF

**Ceiling Height:** 24' 4 - 26' 5

**Land Area:** 2.69 Acres

**Parking:** 60 spaces

**Heat:** Natural Gas

**Construction:** Masonry / Metal

**Sprinklers:** Ordinary Hazard

**Water and Sewer:** United water / New Castle County

**Location:** Newport Industrial park

**Internet:** Verizon Fios

**Zoning:** General Industrial

## Suite 2

**Loading:** Four (4) Docks, One (1) Drive-in

**Warehouse HVAC:** Heating & A/C unit dedicated to one room (see floor plan)

**Warehouse Lighting:** T8 LED

**Rooms:** Five (5) Offices, Kitchen, Conference Room, Dedicated Reception Area

**Power:** 800 A / 480 V - 3 Phase

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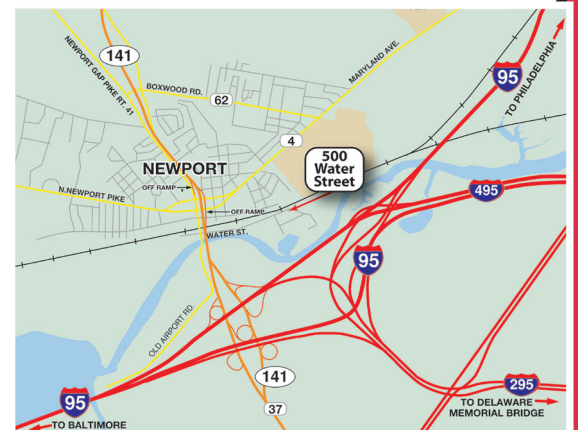
Strategically located off of Route 141 and I-95 in Northern New Castle County, Delaware.

It's central location provides ultimate accessibility to the Northeast corridor with four nearby States within a 25 minute drive. Current redevelopment efforts led by HHA position the Industrial Park directly next to a newly planned Newport River Trail (further connecting to City of Wilmington, Old New Castle and Delaware City), planned Downtown Newport Mixed-Use Redevelopment and newly planned commuter SEPTA rail stop.

The Newport Industrial Park experiences low vacancy rates backed by a strong company presence including companies such as: Air Liquid, Tile Market of Delaware, Waste Management, Autopart International, MSC Industrial Supply, Johnson Controls and Newport Rowing Club to only name a few.

**Site offers convenient access to the Delaware Memorial Bridge, Port of Wilmington and the entire northeast corridor.**

- Philadelphia 37 Miles
- Baltimore 72 Miles
- Washington, D.C. 107 Miles
- New York City - 124 Miles
- Fairfax, VA - 124 Miles
- Boston - 338 Miles



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# Why Do Business in Delaware?

Delaware, known as a Place of Endless Discoveries, is an exceptional place to work, live and play. Delaware's combination of industry-leading companies, strategic location and robust infrastructure amount to one thing: one of the nation's most concentrated manufacturing and logistics clusters.

## Top Reasons to do Business in Delaware

### 1. An efficient business climate that delivers proven results

- Delaware has an accessible and business-friendly government
- Home to over 60% of Fortune 500 companies, Delaware enjoys the most powerful legal, governing and tax regulations to strategically position your company in today's business world.

### 2. Low Costs, High ROI

- Ranked America's No. 6 business environment by U.S. News & World Report.
- Cost of doing business is 16 percent below the national average.
- Ranked among the Mid-Atlantic's top three most affordable states.
- Delaware median household income 10 percent higher than the national average.
- High wage job opportunities in lucrative industries.

### 3. Favorable Tax Climate

- Delaware has no sales tax, no personal property tax, no inventory tax, and no value-added tax (VAT).
- Corporate income tax rate of 8.7%, one of the most competitive rates in the Mid-Atlantic.

### 4. Innovation

- Building innovative solutions to deliver to the world: Delaware is the No.1 state for patents per capita
- Premier free trade zone with alternative Site Framework, which allows individual businesses throughout the state to import, export, assemble, warehouse and distribute products using imported materials and reduce or eliminate customs duties and federal excise taxes.

### 5. Manufacturing goods industry is worth \$5 billion

- More than 96% of global exports come from manufacturing, encompassing Fortune 500 companies in chemical, advanced materials, agriculture and biosciences.
- Manufacturing leadership creating deep supply chains that support the market entry and growth of new businesses.

### 6. Transportation & Infrastructure – Delaware is part of the nation's seventh-largest metropolitan area.

- Five airports within proximity and Wilmington Airport (ILG) allow business class aircraft to operate seamlessly from Delaware.
- Interstates 95, 295 and 495 provide a network reaching 30% of U.S. consumers within a one-day drive.
- Delaware offers freight and commercial rail service to reach 50 million people with 250 miles, including: Norfolk Southern, CSX Corporation, and Amtrak.
- The Port of Wilmington is North America's leading fresh fruit port, with the largest dockside refrigerated complex on the continent serving more than 200 million consumers. Port capacity is expected to quintuple with Gulfstream's \$600 million investment, creating the largest logistics facility in the mid-Atlantic.

### 7. Utilities & Energy

- America's No. 1 State for Fastest Internet, w/ electric rates up to 20% lower than other Mid-Atlantic states.

### 8. Quality of Life & Tourism

- Delaware is home to a growing arts, food, sports and outdoor recreation industries.
- From our sandy Atlantic Ocean beaches and dynamic towns to our global, multicultural residents, Delaware offers a fun, unique lifestyle.
- The Coastal Delaware resort towns in Sussex County generate nearly \$2 billion to the local economy, providing more than 18,000 jobs (16% of the county's total workforce).

Source: Delaware Prosperity Partnership

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