

TRI-STATE DISTRIBUTION CENTER

401 NAAMANS ROAD | CLAYMONT, DE

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CROSS DOCK FUNCTIONALITY

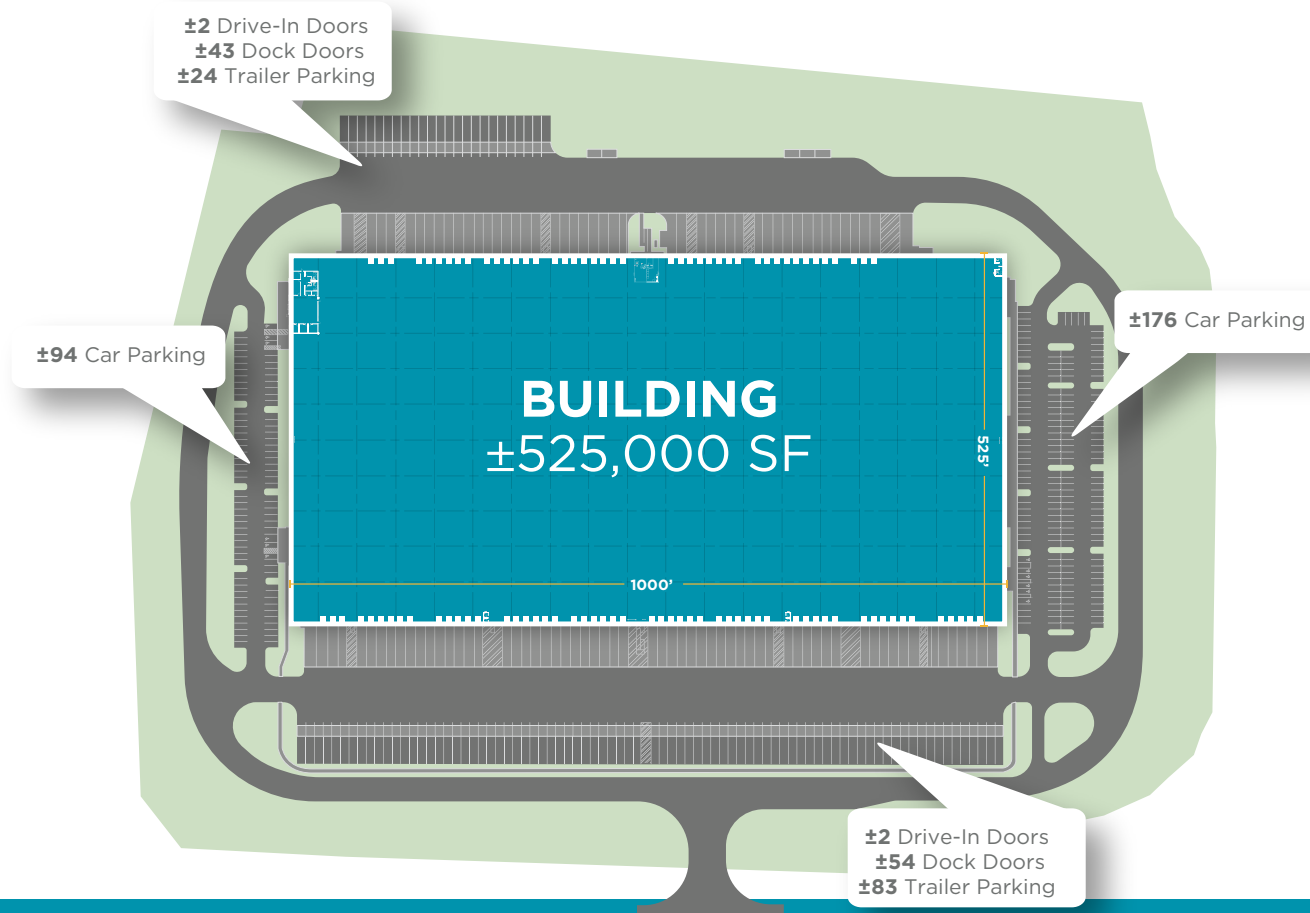
±525,000 SF
AVAILABLE FOR LEASE OR SALE



BUILDING SPECS

TRI-STATE DISTRIBUTION CENTER

401 NAAMANS ROAD | CLAYMONT, DE



40'
CLEAR HEIGHT

±270
CAR PARKING

±108
TRAILER PARKING

±97
DOCK DOORS

CROSS DOCK
FUNCTIONALITY

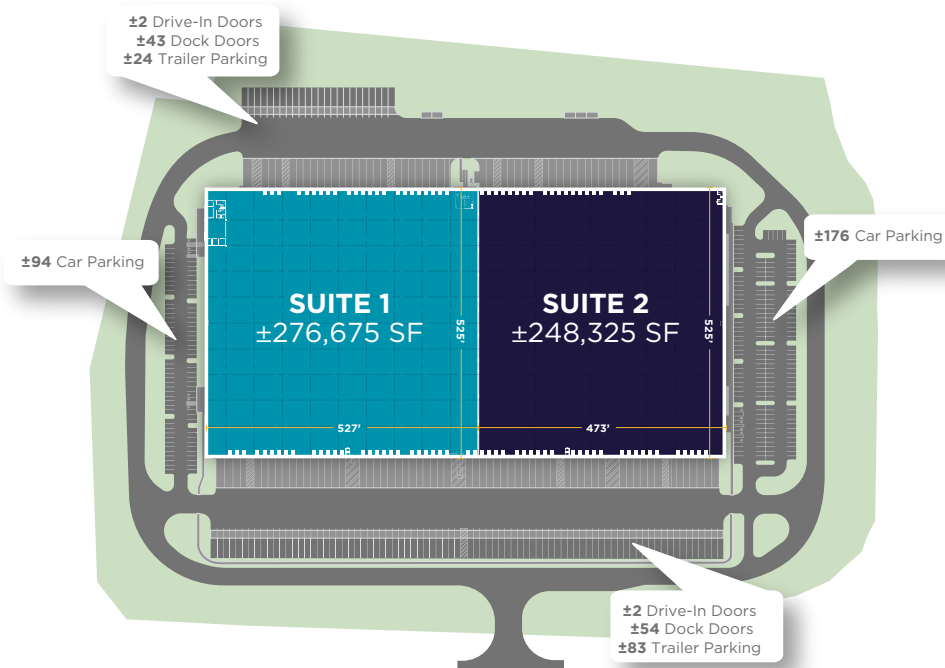
TOTAL SF	±525,000 SF	DOCK DOORS	±97 (9'x10') Insulated overhead dock doors	LIGHTING	LED fixtures on motion sensors; 30 ft candles at 36" AFF
DIMENSIONS	525'D x 1,000'W	DOCK EQUIPMENT	±49 Dock doors outfitted with 45,000 lb mechanical levelers, seals and bumpers	ROOF	Fully adhered TPO, mechanically fastened R20 insulation; metal decking
OFFICE SF	±3,050 SF remote restrooms	DRIVE-IN DOORS	±4 (12' x 14') Electronically operated doors	HVAC	Gas-fired rooftop heating units (55 degrees inside at 0 degrees outside). One (1) air change per hour
CLEAR HEIGHT	40'	TRAILER PARKING	±108 Spaces	EMERGENCY GENERATOR	500KW
COLUMN SPACING	54'W x 50'7.5"D with 58'10"D speed bays	CAR PARKING	±270 Spaces	POWER	One (1) 3,000-amp & one (1) 2,000-amp, 277/480 volt, 3-phase/4-wire services
TRUCK COURT DEPTH	140' - 198' North end 198' South end	FLOOR	7" Thick unreinforced concrete, minimum 4,000 PSI compressive strength		
CONSTRUCTION	Exterior walls are tilt-up concrete panels; structural steel				

DEMISING PLANS

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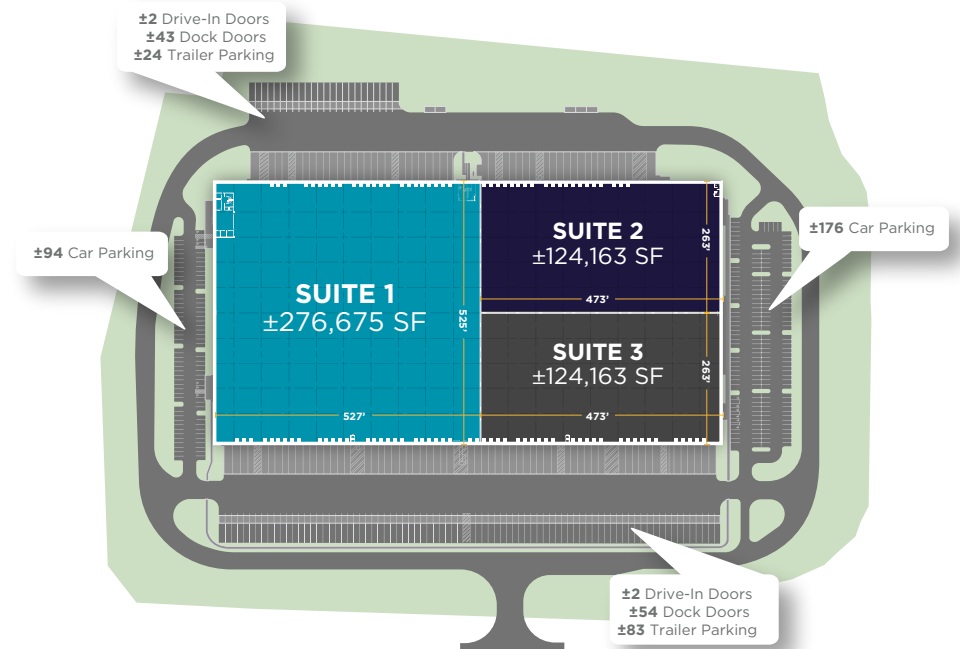
PLAN 1



SUITE 1	
TOTAL SF	±276,675 SF (527'W x 525'D)
DOCK DOORS	±51
DRIVE-IN DOORS	±2
CAR PARKING	±94
TRAILER PARKING	±64
LOADING	Cross Dock

SUITE 2	
TOTAL SF	±248,325 SF (473'W x 525'D)
DOCK DOORS	±46
DRIVE-IN DOORS	±2
CAR PARKING	±176
TRAILER PARKING	±38
LOADING	Cross Dock

PLAN 2



SUITE 1			
TOTAL SF	±276,675 SF (527'W x 525'D)	CAR PARKING	±94
DOCK DOORS	±51	TRAILER PARKING	±64
DRIVE-IN DOORS	±2	LOADING	Cross Dock

SUITE 2	
TOTAL SF	±124,163 SF (473'W x 263'D)
DOCK DOORS	±20
DRIVE-IN DOORS	±1
CAR PARKING	±88
TRAILER PARKING	N/A
LOADING	Single Side

SUITE 3	
TOTAL SF	±124,163 SF (473'W x 263'D)
DOCK DOORS	±26
DRIVE-IN DOORS	±1
CAR PARKING	±88
TRAILER PARKING	±58
LOADING	Single Side

LOCAL ACCESS

TRI-STATE DISTRIBUTION CENTER

401 NAAMANS ROAD | CLAYMONT, DE



DART Route 61
Westbound/Eastbound



I-95 NORTH
.2 MILES

491

RIDGE ROAD

MARCUS HOOK

PENNSYLVANIA
DELAWARE



ROUTE 13
.5 MILES

NAAMANS ROAD

I-95 SOUTH
.6 MILES



CLAYMONT



I-495
1.3 MILES



CLAYMONT
TRANSPORTATION
CENTER: 1.3 MILES

ACCESSIBLE WORKFORCE CONNECTIVITY



DART First State Route 61 and the nearby Claymont Transportation Center provide convenient bus and SEPTA Regional Rail access to Wilmington, Center City Philadelphia, and surrounding communities.

DISTANCE TO: Major Access Points

Claymont Transportation Center	1 Mile
Commodore Barry Bridge	5 Miles
Delaware Container Terminal (Q1 2029)	6 Miles
I-476	7 Miles
PSA Penn Terminal	8 Miles
Port of Wilmington	10 Miles
Delaware Memorial Bridge	12 Miles
PHL International Airport	14 Miles
Wilmington Airport	14 Miles
PhilaPort	20 Miles
Walt Whitman Bridge	20 Miles

LOCATION

DRIVE TIMES

CITIES	DISTANCE	TIME
Wilmington, DE:	9 miles	12 minutes
Philadelphia, PA:	21 miles	40 minutes
Newark, DE:	22 miles	35 minutes
Baltimore, MD:	78 miles	1 hr 40 min
Harrisburg, PA:	93 miles	2 hr 10 min
New York, NY	115 miles	2 hr 30 min

SITE ADVANTAGES

0% DELAWARE STATE SALES TAX

Take advantage of Delaware's 0% state sales tax to help reduce qualifying business costs.

ESTABLISHED CORPORATE & LOGISTICS CORRIDOR

Surrounded by major employers, national retailers, and regional distribution facilities with convenient access to the Port of Wilmington and Philadelphia International Airport.

ACCESS TO MULTIPLE LABOR MARKETS

Tap into a multi-state labor pool with access to workers across four regional markets.

IMMEDIATE ACCESS TO I-95 & I-495

Exceptional connectivity throughout the Northeast Corridor with direct access to Philadelphia, Wilmington, Baltimore, Washington, D.C., and New York.



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