

## Approved Land Sale or Lease



# Entrepreneurs Business Park

New Castle, Delaware 19720

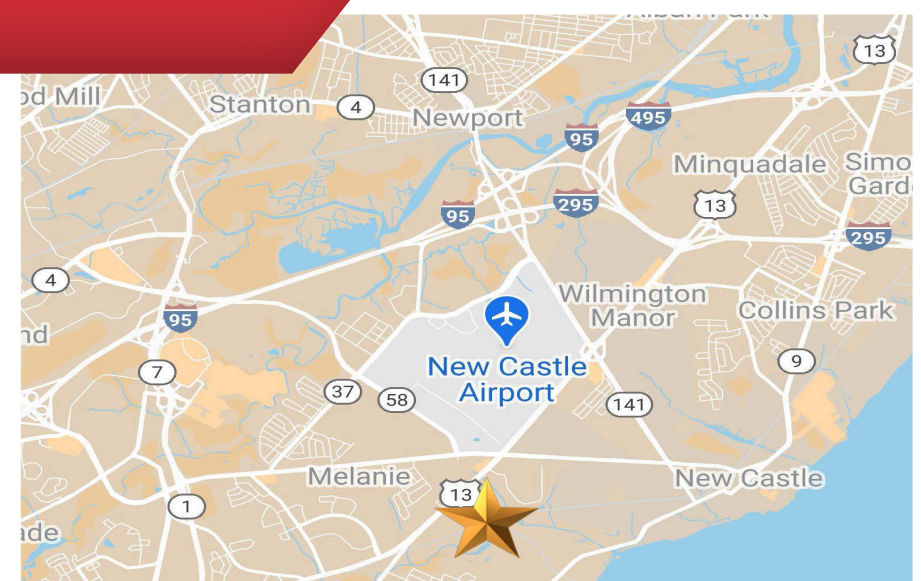
### Property Features

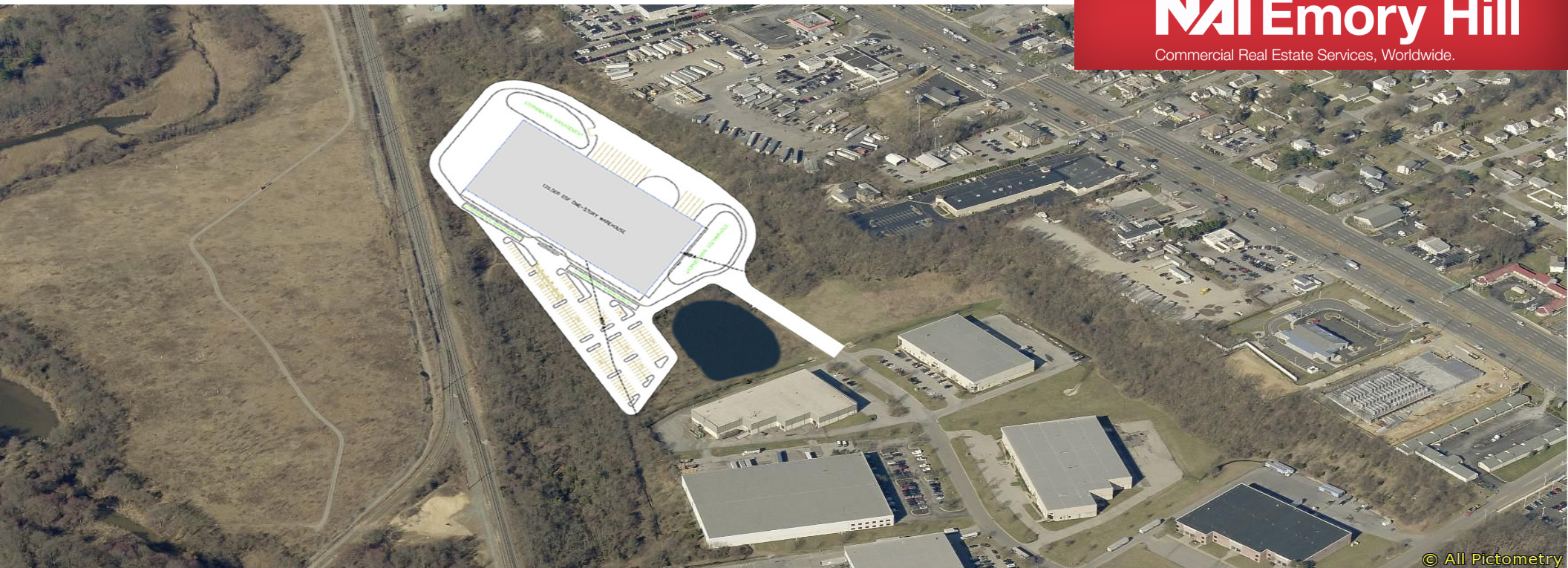
- 125,000 sf (To be constructed)
- +/- 12 usable acres
- Land to be sold fully approved
- Can deliver occupancy in 6 months
- Sale / or BTS Lease
- Zoned "I" Industrial
- Park Setting

For more information:

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## Driving Distance to Major Roads

RT. 13	0.5 mile
RT. 273	1 mile
US-9	2.9 miles
RT-1	3.5 miles
I-95	5.5 miles

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## Location Advantages

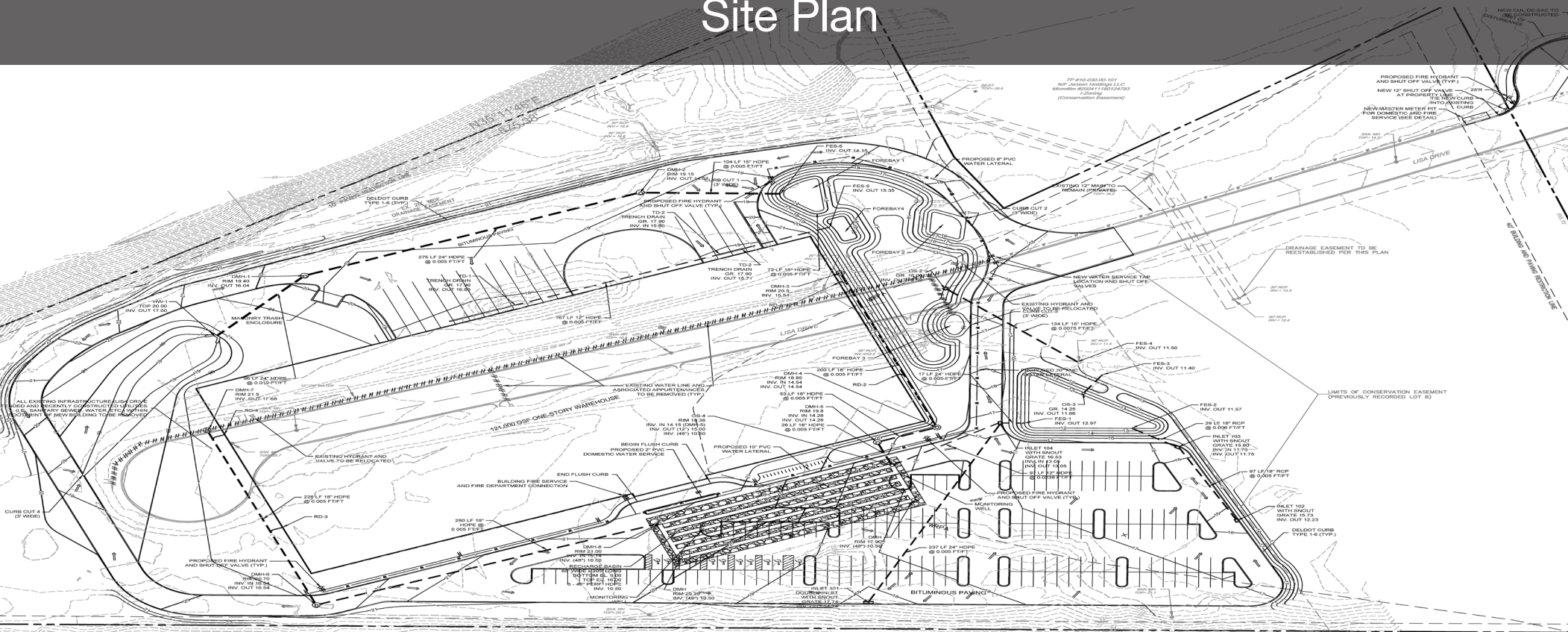
- Located behind the Airport Business Center, right off Route 273 in New Castle, Delaware. Within minutes of Route 1, I-95, I-295 and I-495.

## Flexible Deal Structures

Owner will consider the following:

- Sale of Approved Land
- Build-to-Suit 125,000 SF Warehouse
- Lease/Purchase

## Site Plan



# Build-to-Suit 125,000 SF

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