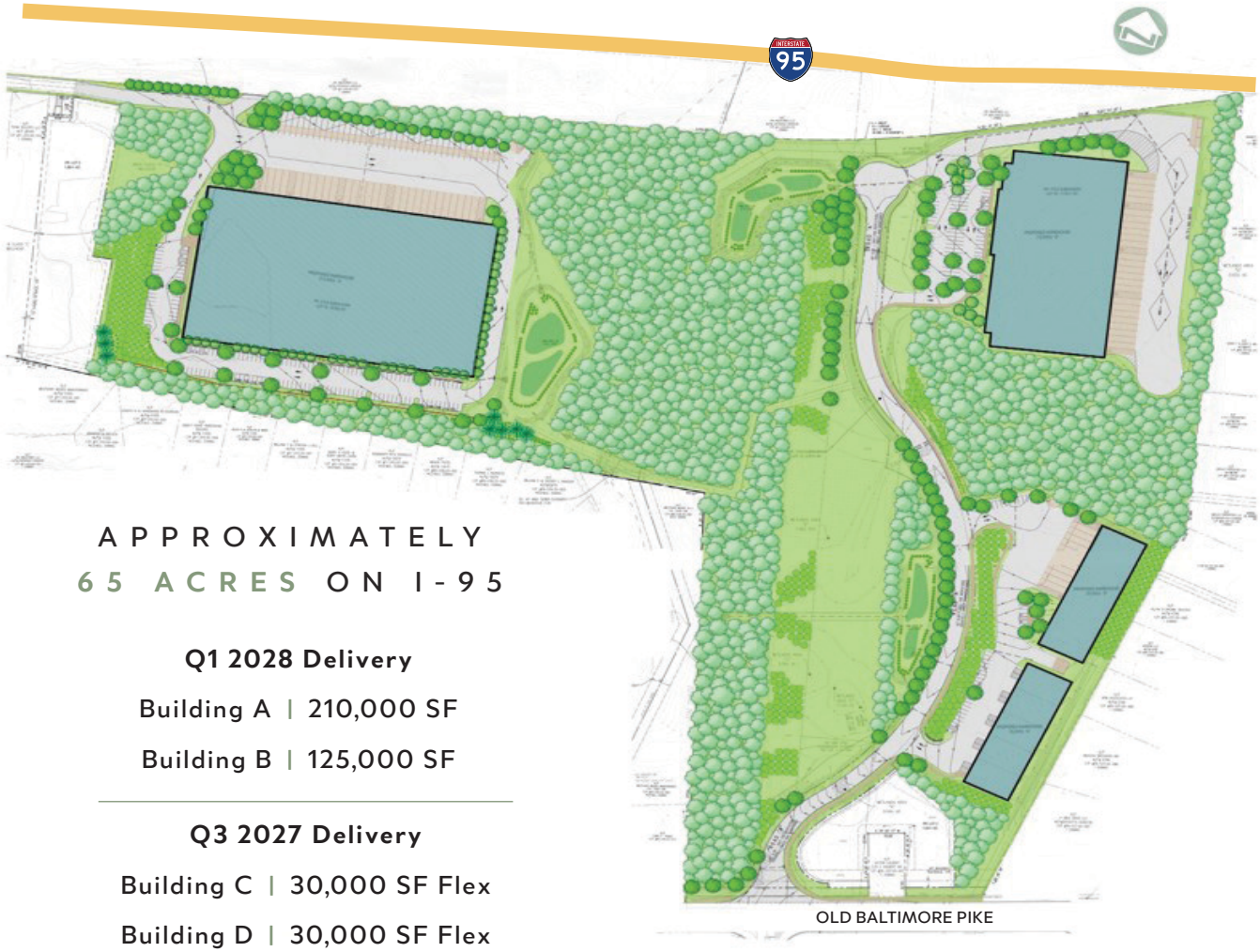
NEWARK, DE

WOODLAND

INDUSTRIAL PARK

AVAILABLE FOR LEASE



APPROXIMATELY
65 ACRES ON I-95

Q1 2028 Delivery

Building A | 210,000 SF

Building B | 125,000 SF

Q3 2027 Delivery

Building C | 30,000 SF Flex

Building D | 30,000 SF Flex

NEWMARK

Development Specifications

BUILDING A

Total Size	210,000 SF
Dimensions	350’ x 600’
Configuration	Rear-Load
Clear Height	Up to 50’
Loading	26 Dock Doors
Trailer Parking	40 Stalls
Car Parking	150 Stalls

BUILDING B

Total Size	125,000 SF
Dimensions	255’ x 450’
Configuration	Rear-Load
Clear Height	Up to 50’
Loading	22 Dock Doors
Car Parking	82 Stalls

BUILDING C

Total Size	30,000 SF
Dimensions	100’ x 300’
Configuration	Front Park / Front Load
Clear Height	Up to 50’
Loading	Drive-In Loading Available
Car Parking	37 Stalls

BUILDING D

Total Size	30,000 SF
Dimensions	100’ x 300’
Configuration	Front Park / Front Load
Clear Height	Up to 50’
Loading	Drive-In Loading Available
Car Parking	39 Stalls

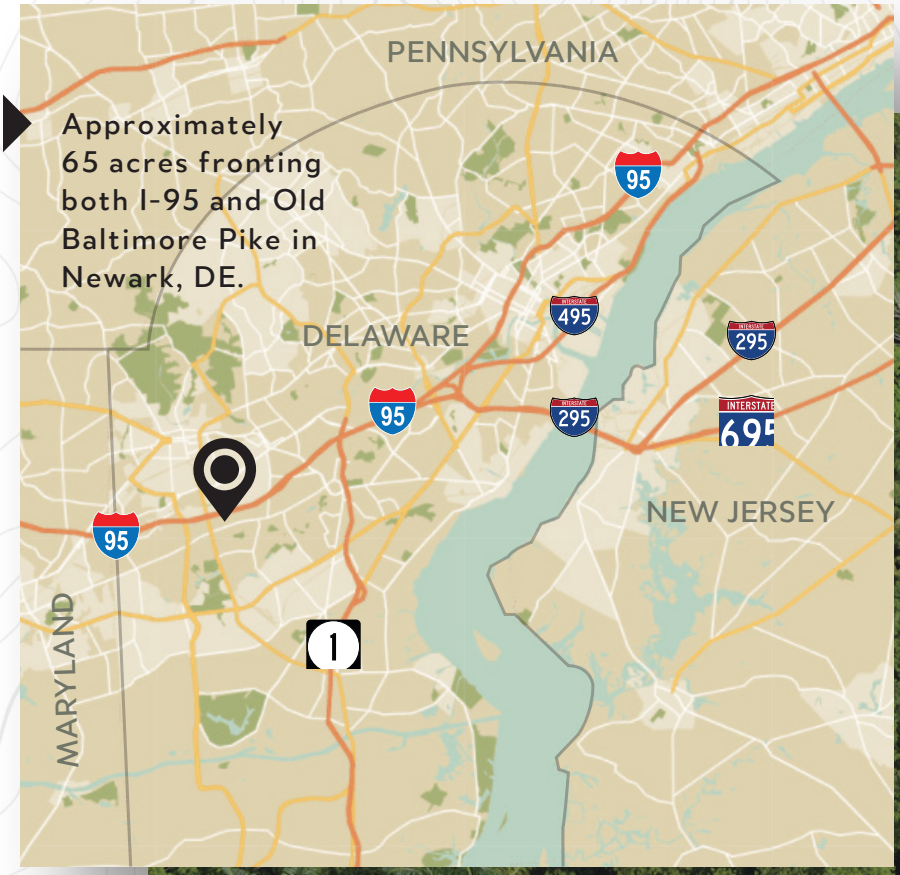



95
Building A
Building B
Building C
Building D
OLD BALTIMORE PIKE


Longfield Rd
Dougfield Rd
Postfield Rd
Manfield Rd
Broadfield Dr
Scottfield Dr
Linfield Rd
Richfield Rd
Mapelfield Rd
Pinefield Rd
Oakfield Dr
Delaware Tpke
95
Chapel St
Delaware Tpke
S Old Baltimore Pike
S Old Baltimore Pike
72

WOODLAND

INDUSTRIAL PARK



Q1 2028 Delivery

210,000 SF warehouse

125,000 SF warehouse

Q3 2027 Delivery

2 –30,000 SF flex buildings

General Description

Unimproved land assemblage comprised of 24 parcels available for lease or sale.

Municipality

Unincorporated

County

New Castle

Tax Parcel Number

09-01.800-028 through 09-01.800-052

Total Land Area

65± acres

Zoning

I-UDC-Industrial

Comments

Access from Route 72. Excellent signage exposure from I-95

Drive Time

INTERSTATE 95 SIGNAGE

Within 11-Hour Drive of 37.7% of US Population (124.3 M)

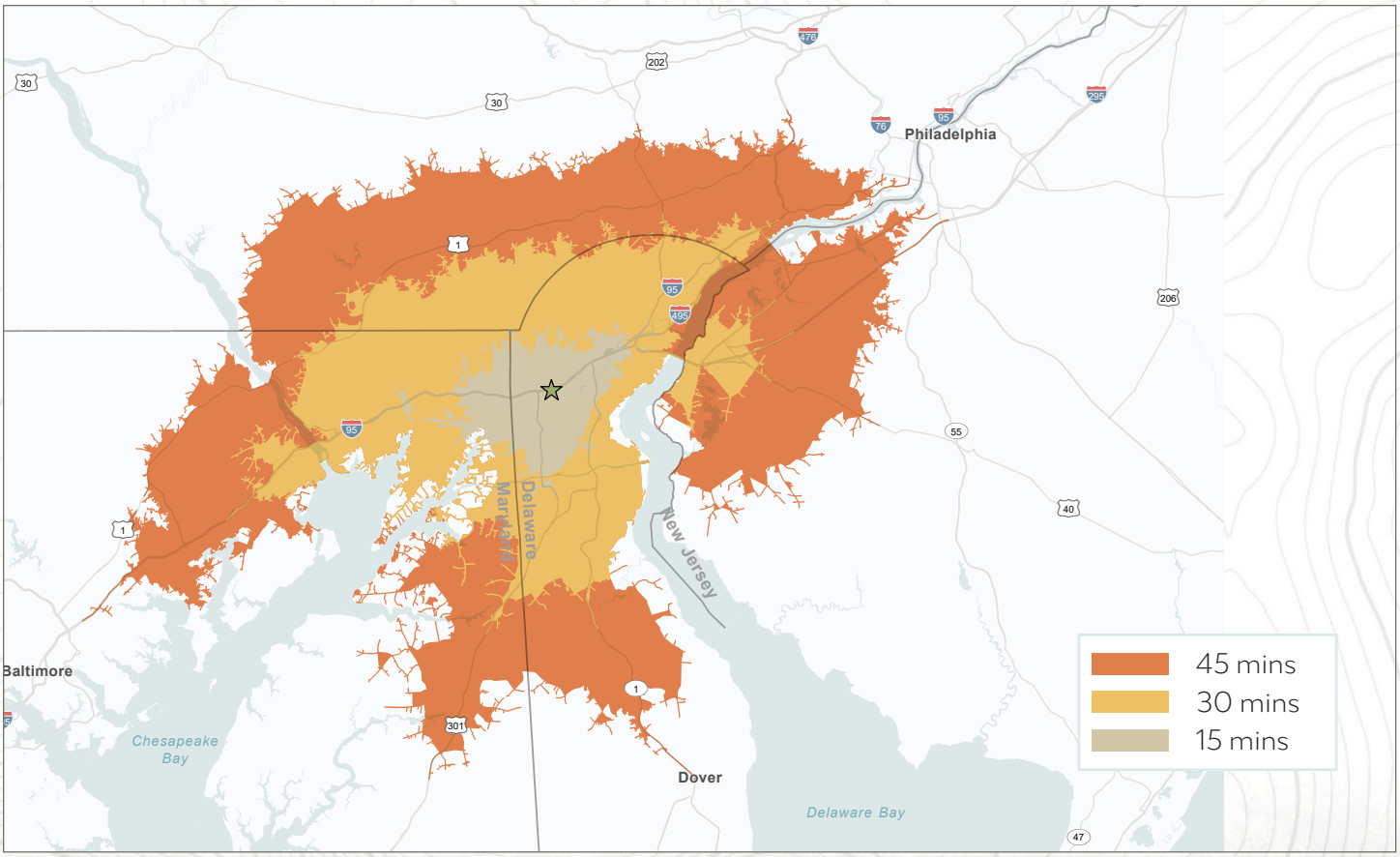
Within 22-Hour Drive of 70.1% of US Population (233.2 M)



Destination	Time	Miles
Port of Wilmington	21 minutes	15.3 miles
Port of Philadelphia	59 minutes	49.5 miles
Port of Baltimore	1 hour 8 minutes	63 miles
Allentown	1 hour 52 minutes	95.4 miles
Harrisburg	2 hours 4 minutes	85.2 miles
Newark-Elizabeth Marine Terminal, NY	2 hours 8 minutes	122 miles
Washington DC	2 hours 12 minutes	97.3 miles

Labor Reach

TRANSPORTATION & MATERIAL HANDLING LABOR METRICS



	15 Mins	30 Mins	45 Mins
Employment (by Place of Residence)	17,291	45,631	92,160
Location Quotient (LQ)	1.40	1.11	1.30
Unemployment Rate	5.0%	5.9%	5.7%
Hourly 50 %ile Wage	$22.54	$22.28	$21.71
Population	205,754	778,511	1,531,959
Median Household Income	$86,262	$93,638	$96,902

NEWMARK



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