

AVAILABLE – New Development
Warehouse, Office, Flex-Space

BOXWOOD LOGISTICS CENTER

3 Million Square Feet / 142 Acres



PARK FEATURES

- Ideal location – Immediate access to I-95, I-495, I-295
- Four states accessible in 15 minutes
- CSX Rail Service Available
- Excess Trailer Storage Available
- Expansion Potential
- Build to Suit Available



IDEAL USES:

- | | | |
|-----------------|--------------------------|-------------------------------------|
| • Manufacturing | • Office | • Data Center Campus |
| • Warehouse | • Big Box Retail | • Logistics & Transportation |
| • Distribution | • Research & Development | • E-Commerce Fulfillment Facilities |

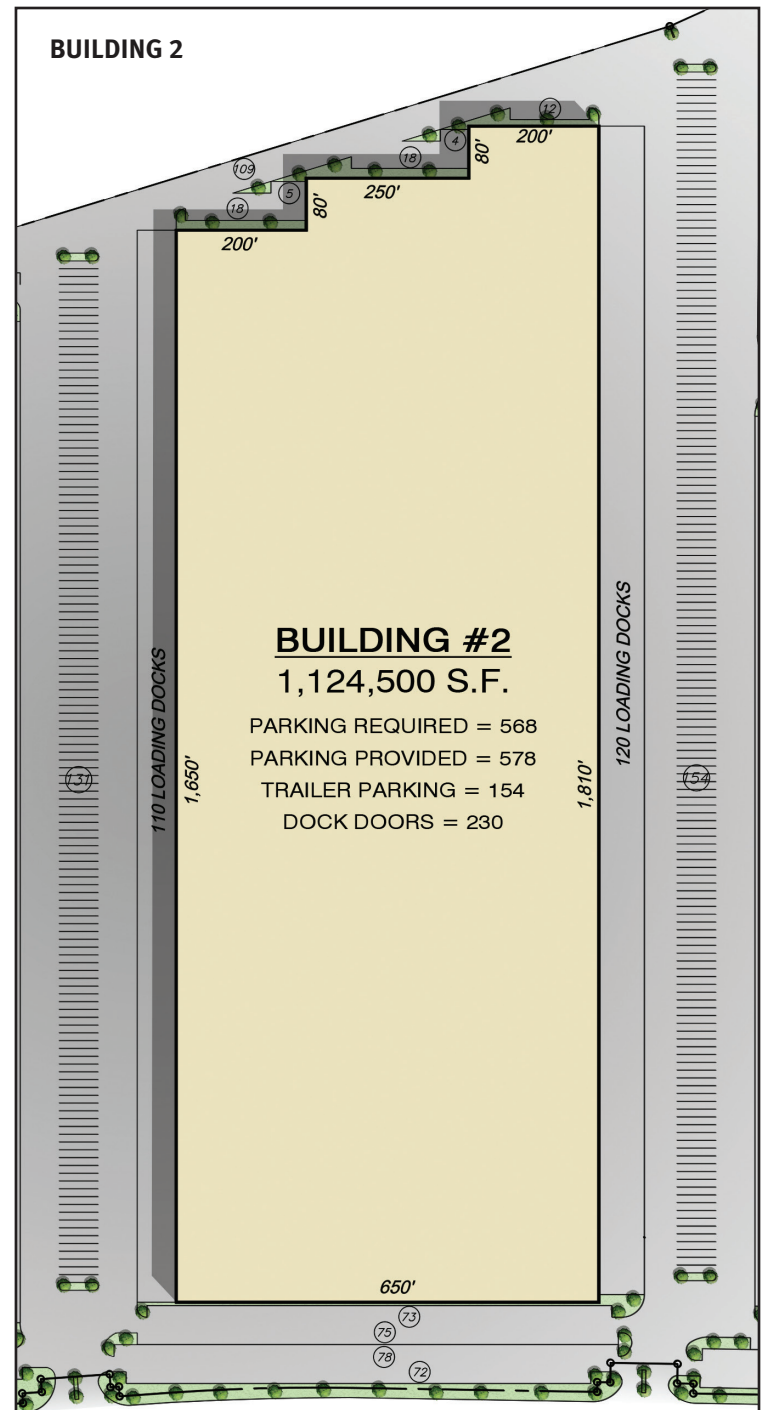


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HIGHLIGHTS & SITE FEATURES

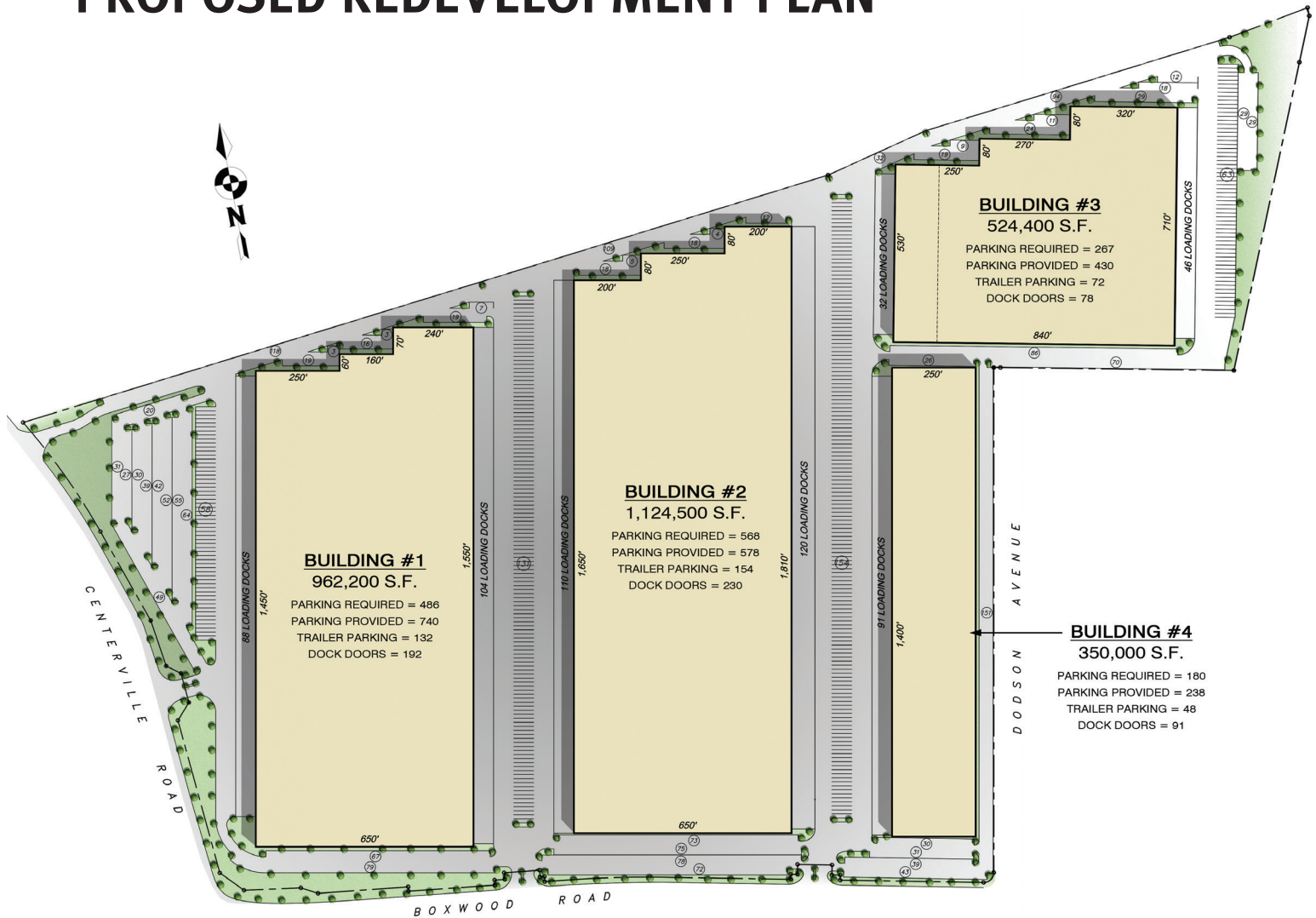
- Over 3 million square feet of Class A industrial buildings
- New Construction
- Up to 90' clear ceiling heights
- 50' x 50' column spacing with 60' x 50' speed bays
- 1,716 car parking spaces
- 1,100 trailer spaces
- ESFR fire sprinkler system
- Heavy power
- CSX rail service
- Immediate access to I-95, I-495, I-295



⑩ = PARKING COUNT

**DISCLAIMER – No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error or omissions.*

PROPOSED REDEVELOPMENT PLAN



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PROJECT DATA:

<u>Building 1</u>	<u>Building 2</u>	<u>Building 3</u>	<u>Building 4</u>
962,200 S.F.	1,124,500 S.F.	524,400 S.F.	350,000 S.F.
740 Parking Spaces	578 Parking Spaces	430 Parking Spaces	238 Parking Spaces
192 Loading Docks	230 Loading Docks	78 Loading Docks	91 Loading Docks
132 Trailer Parking Spaces	154 Trailer Parking Spaces	72 Trailer Parking Spaces	48 Trailer Parking Spaces

SITE LOCATION

PROXIMITY TO MAJOR EAST COAST CITIES:

New York City, NY:
120 Miles

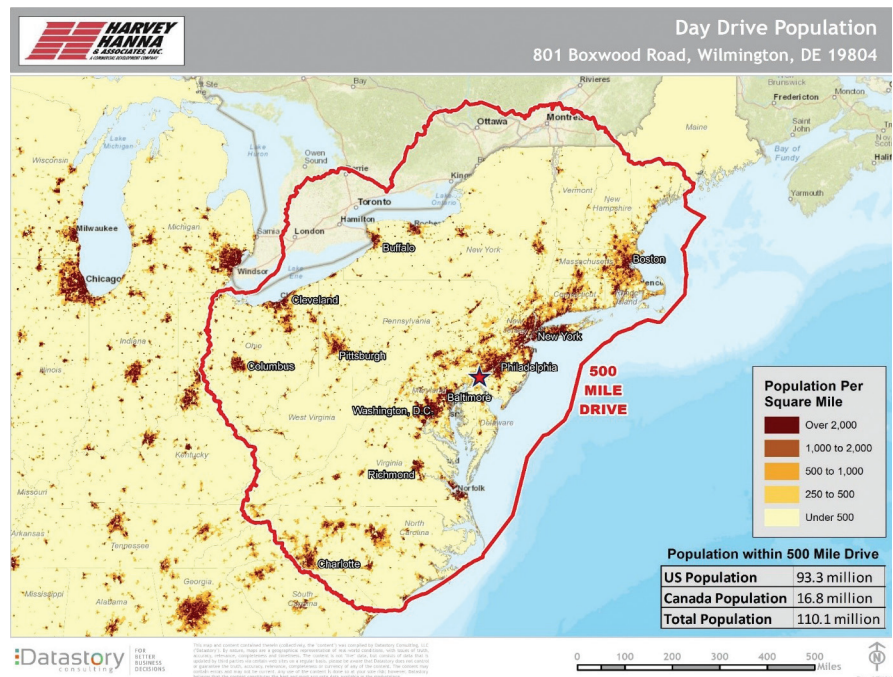
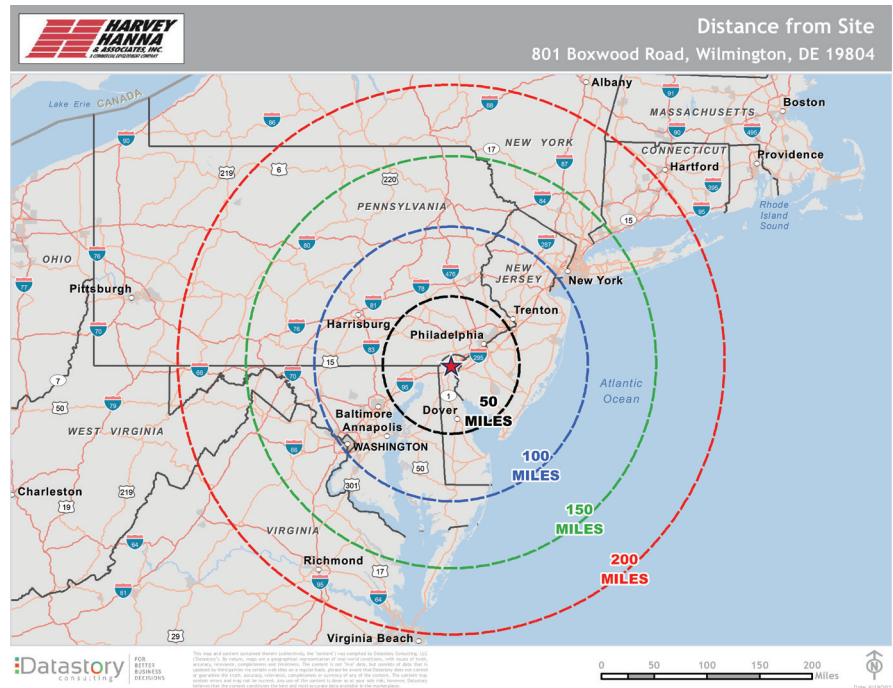
Washington, D.C.:
108 Miles

Baltimore, MD:
70 Miles

Philadelphia, PA:
27 Miles

CLOSE PROXIMITY TO AIRPORTS AND SHIPPING PORTS IN:

Wilmington, DE: 6 Miles
Philadelphia, PA: 40 Miles
Baltimore, MD: 73 Miles
Newark, NJ: 118 Miles



Harvey, Hanna & Associates, Inc. is full-service commercial real estate development company operating over 5.2 Million Square Feet of strategically located commercial, industrial and retail real estate in Delaware.

To learn more about this unique real estate opportunity, contact:

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