

Edgemoor Property, Wilmington, DE

Property and Assets

Located on the banks of the Delaware River in New Castle County, Delaware, this property offers a significant redevelopment opportunity in the vibrant greater Philadelphia-Wilmington market. This industrial property includes two parcels totaling 114 acres, located north of the City of Wilmington in the Edgemoor section of New Castle County.

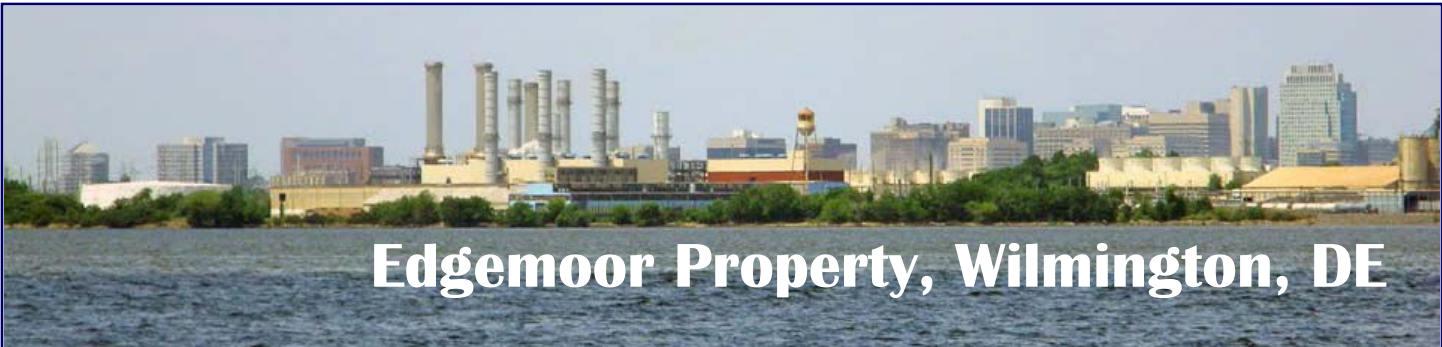
- Location:** 104 Hay Road
New Castle County, DE
- Region:** Greater Philadelphia, Southern New Jersey and Delaware Region
- Acreage:** 112 acre main parcel;
2 acre additional parcel
- Zoning:** Heavy Industrial
- Access:** Excellent Interstate 495 access, including dedicated highway exit
- Rail :** Norfolk Southern line
Close proximity to Edge Moor yard
- Deep Water:** Delaware River frontage in proximity to 45' deep channel;
Close to Port of Wilmington.

The Opportunity

As one of the largest available properties in New Castle County, the redevelopment of this property is important to the local community and the larger region.

- The site is conveniently located at Exit 4 on Interstate 495, with easy access to northern Delaware, greater Philadelphia, and southern New Jersey.
- The property features active rail spurs served by Norfolk Southern and is less than one mile from the Edgemoor Rail Yard.
- The former industrial manufacturing site is served by all major utilities.
- Located in the active Delaware River Port region, the site is ideally suited for multi-modal dependent operations and uses.
- The property is surrounded by industrial, power generation, commercial and waterfront uses.
- New Castle County Delaware offers a skilled workforce, a growing and diverse economy and competitive advantages for new and expanding businesses.





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Location

The property is located in the Edgemoor section of New Castle County, just north of the City of Wilmington. Edgemoor features a mix of industrial, commercial and residential uses. The area is home to the Norfolk Southern Rail Yard, Calpine Mid-Atlantic Power Plant, and several light industrial and commercial operations.

Fox Point State Park is a waterfront linear park located east of the rail line, just north of the Edgemoor property.

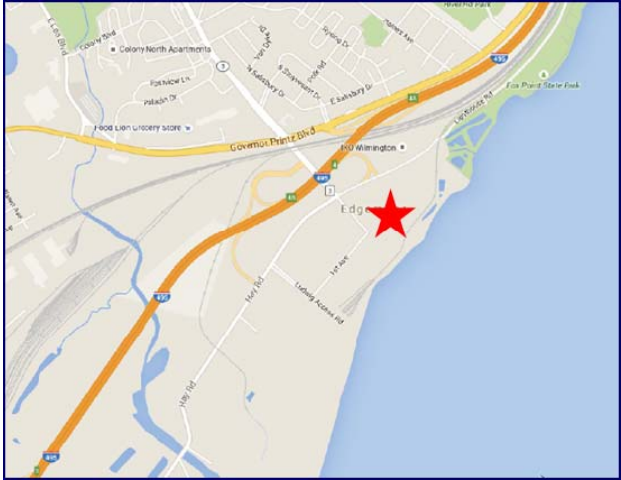


Photo Credit: Delaware State Parks (www.destateparks.com)

Available Utilities

The Edgemoor property contains substantial existing infrastructure, including all major utilities, as well as specialty infrastructure assets that may be of interest to future property owners.

The current owner will provide a detailed inventory of all available assets prior to decommissioning.

- Electricity: Delmarva Power
- Natural gas: Delmarva Power
- Water District: United Water Delaware
- Sanitary District: New Castle County

Potential Site Uses

A preliminary reuse assessment identified numerous market drivers within the greater Philadelphia-Wilmington region. The following are examples of industries that may benefit from locating on the property:

- Intermodal transport and distribution
- Warehouse and rail-based yard operations
- Marine-related industries
- Remanufacturing disassembly, reassembly
- Light industrial and assembly
- Green industry manufacturing and research

The Status

This former manufacturing operation is currently being decommissioned and the property is being prepared for redevelopment.

The current owner is embarking on a formal Expression of Interest Process (EOI) to identify developers and end users interested in the future ownership and redevelopment of this property.

For information on the EOI process, call 888-508-6710