



FULLY APPROVED

140 FT+ Ceiling for **COLD STORAGE / ASRS**

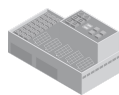
345 Auto Park Drive
Middletown, New Castle County, DE

AVAILABLE FOR SALE



~50ACRES OF LAND

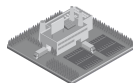
PROPERTY HIGHLIGHTS



Building Height Flexibility, 140' +
Optimal for **Cold Storage** or **ASRS**



FULLY APPROVED | Graded | Sewer in Place



Concept: **582,800 SF** Industrial Warehouse Building



Utilities: Municipal Water / Municipal Sewer / Natural Gas
ESFR 60psi; 2500 gpm @ 20psi



Highways:  

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NATIONAL LAND DEVELOPERS
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National Land Developers, LLC

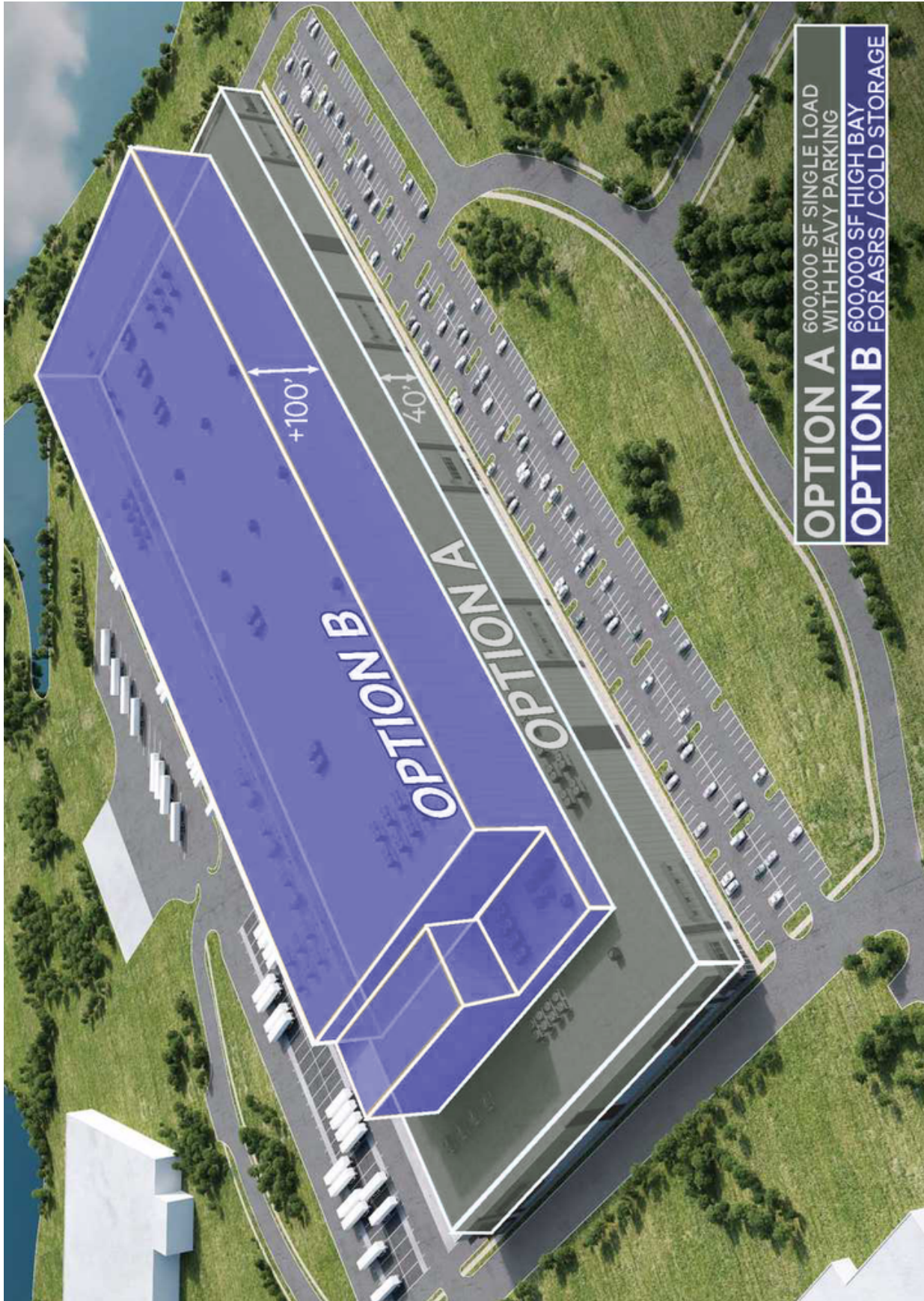
NationalLandDevelopers.com | 609 E. Baltimore Pike, Media, PA 19063 | 610.565.6566



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PROPOSED CONCEPT
COLD STORAGE

582,800 S.F. - 140' Ceiling

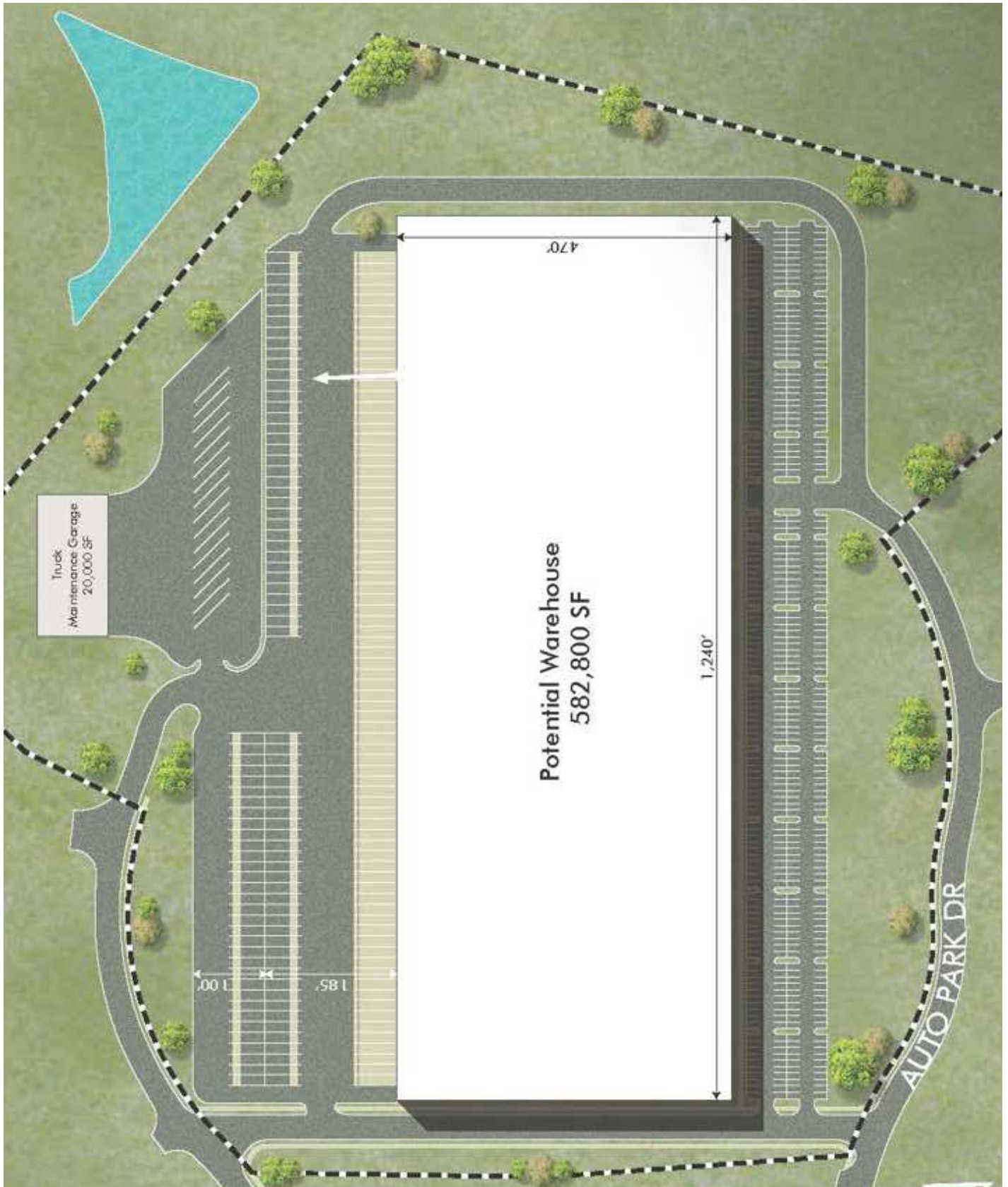




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PROPOSED CONCEPT
582,800 S.F.



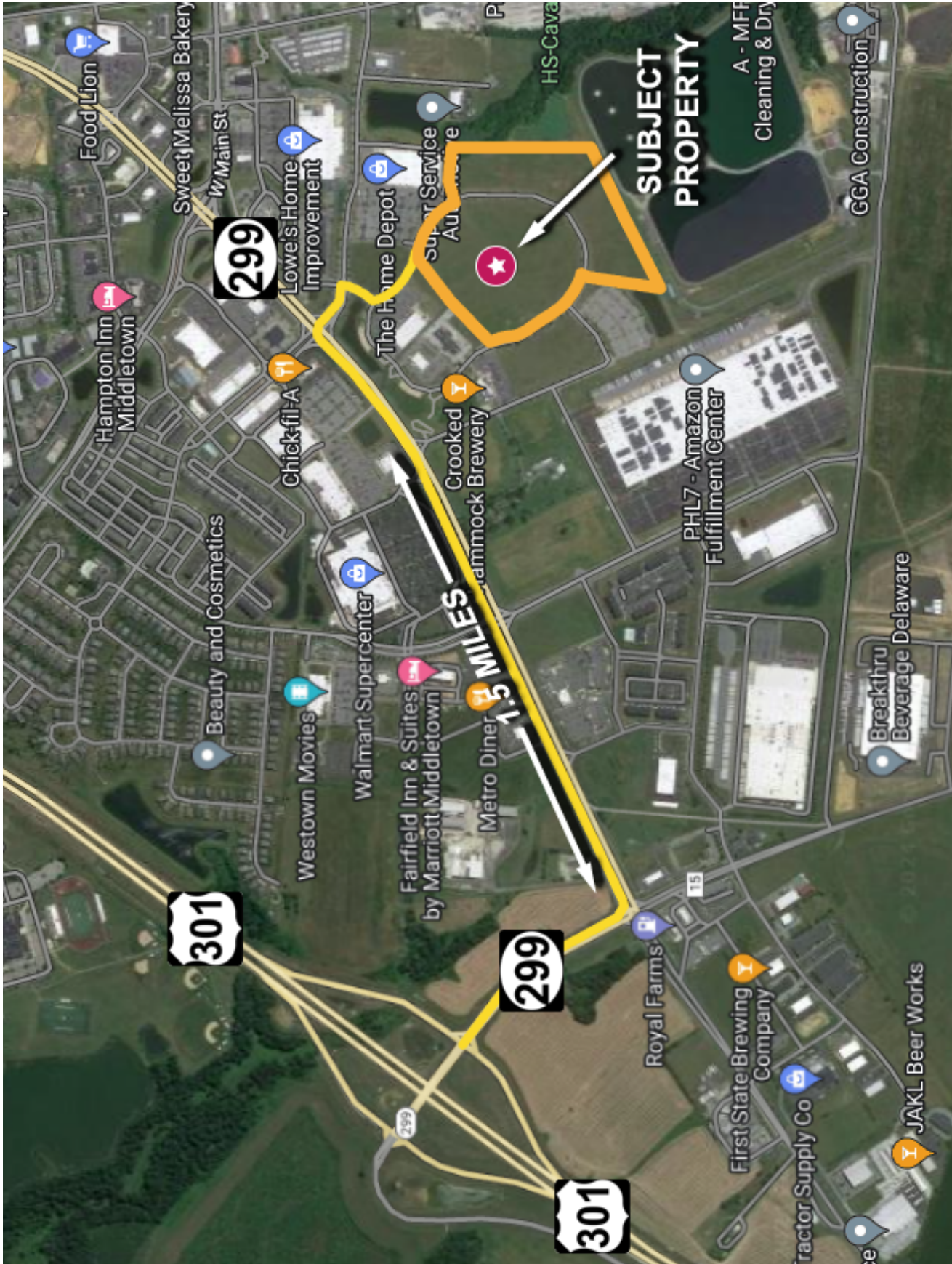


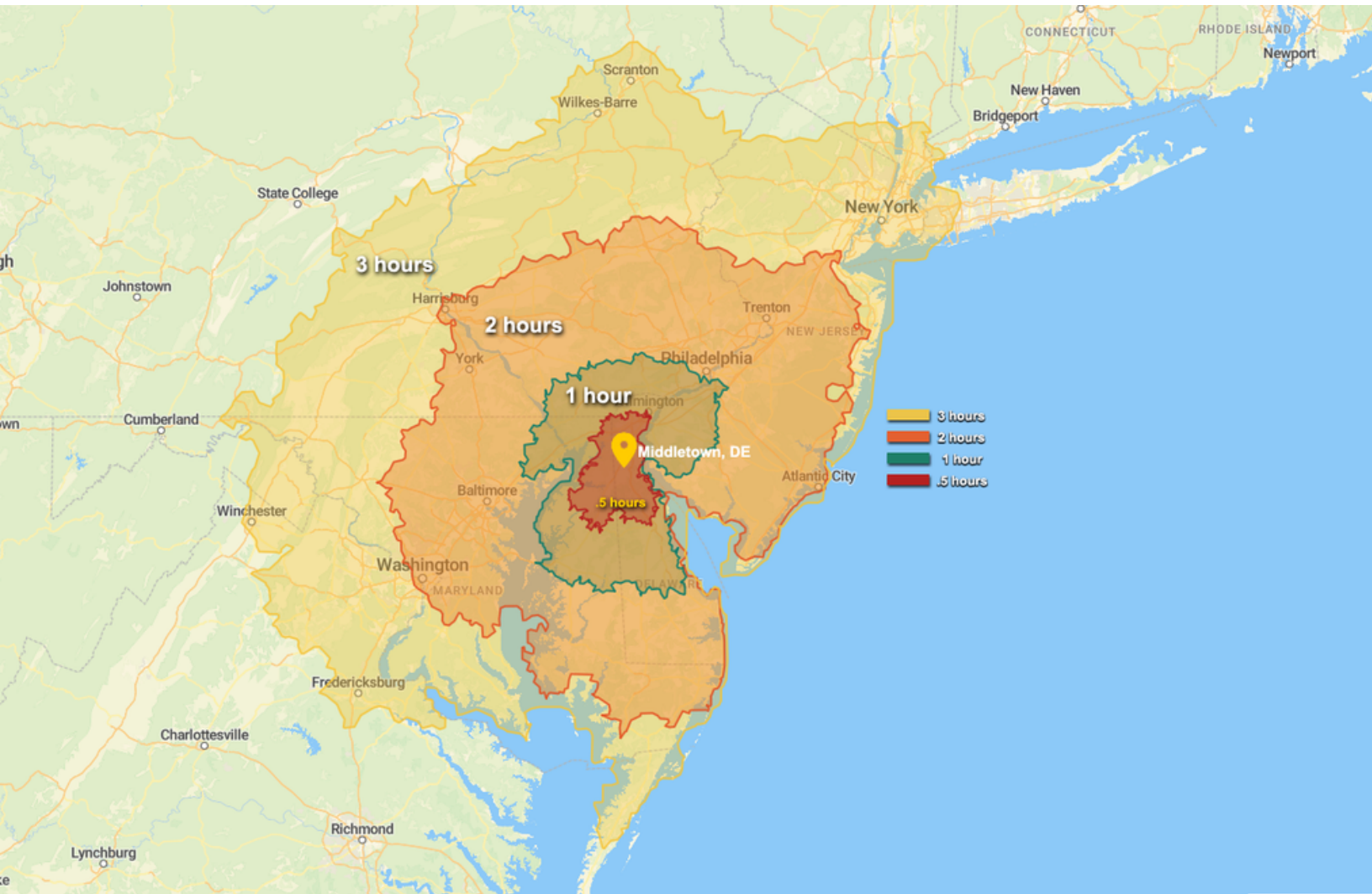
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PROPOSED CONCEPTS
233,450 S.F. | 347,840 S.F.







DEMOGRAPHICS	1/2 HOUR	1 HOUR	2 HOURS
TOTAL POPULATION	1,011,202	9,077,440	25,258,100
TOTAL HOUSEHOLDS	380,950	3,530,966	9,535,544
LABOR FORCE	514,863	4,603,361	13,117,638
AVG. ANNUAL WAGE (Warehouse)	\$46,242	\$41,788	\$45,078

MAJOR CITIES	MILES
WILMINGTON, DE	28
PHILADELPHIA, PA	60
BALTIMORE, MD	71
WASHINGTON DC	94
RICHMOND, VA	206

SEA PORTS	MILES
PORT OF WILMINGTON, DE	27
PORT OF PHILADELPHIA	61
PORT OF BALTIMORE, MD	76
PORT OF NEWARK, NJ	139
PORT OF VIRGINIA	225

INT'L AIRPORTS	MILES
PHILADELPHIA (PHL)	46
BALTIMORE (BWI)	81
NEWARK (EWR)	133
RICHMOND (RIC)	214



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Visit our website to submit a request to join our preferred pre-market first look list.

www.NationalLandDevelopers.com

67 ac Howe Twp PA
800,000+ SF Industrial

27 ac Greene Twp PA
230,000+ SF Industrial

39+ ac Scranton PA Area
350,000+ SF Industrial

In Negotiations

11+ ac Cleona, PA
150,000+ SF Industrial

34 ac Hellam PA
300,000+ SF Industrial

96 ac Andover NJ
750,000+ SF Industrial

In Negotiations

74 ac Kidder Twp PA
461,400+ SF Industrial

In Negotiations

74 ac Lenhartsville PA
300,000+ SF Industrial

100+ ac Carneys Point NJ
510,780 SF Industrial

99 ac Mays Landing, NJ
1,300,000+ SF Industrial

73+ ac Andover NJ
500,000+ SF Industrial

In Negotiations

38+ ac Mantua NJ
401,500+ SF Industrial

In Negotiations

20+ ac Hilltown PA
217,000 SF Industrial

37+ ac Greenwich NJ
200,000 SF Industrial

10.5+ ac Deptford NJ
150,000 SF Industrial

12+ ac Wallkill NY
101,000 SF Industrial

CALL NLD SALES: **(610) 565-6566**



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ABOUT US

National Land Developers (NLD) is a privately owned commercial real estate development and investment company specializing in the industrial sector. Our core focus lies in acquiring raw land for development and build-to-suit projects, with the primary goal of maximizing each property's utility to enhance its overall value. At NLD, **we are committed to selling projects at any stage of entitlement.**

Our comprehensive range of services encompasses land acquisitions, conceptual site planning featuring custom building layouts, final engineered plans, site and construction services, as well as optional credit tenant financing as needed. Through strategic partnerships, we boast access to acquire over 75,000 acres across Pennsylvania, New Jersey, and Delaware, granting NLD the unparalleled capability to address diverse geographic and logistical requirements.

NLD presents an exclusive portfolio of assets tailored for industrial, cold storage, warehouse distribution, fleet and truck parking, and manufacturing purposes. For a closer look at our offerings, please visit our website at NationalLandDevelopers.com.

OUR PRIORITIES

- Locate strategically positioned premium parcels
- Maximize the value of land through entitlement
- Perform excellent due diligence to minimize capital risk
- Minimize time-to-market
- Match Industrial buyers to our inventory

CONTACT US

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