



SCOTT RUN
COMMERCE CENTER

**NORTHERN DELAWARE INDUSTRIAL DEVELOPMENT OPPORTUNITY
SHOVEL-READY AND FULLY APPROVED | I-95 CORRIDOR LOCATION**

840 JAMISON CORNER ROAD • MIDDLETOWN, DE • 19709

NEWMARK

INVESTMENT SUMMARY

THE OFFERING

Newmark is pleased to present the opportunity to acquire the 100% fee simple interest in **Scott Run Commerce Center**, a premier industrial development site totaling **±1,274,950 SF across three planned Class A buildings**. Located along Jamison Corner Road at U.S. Route 301, within the rapidly expanding Northern Delaware industrial corridor, the site offers investors the opportunity to control one of the few remaining large-scale development parks in a high-barrier, high-demand submarket.

The park is fully approved for three institutional-grade distribution facilities:

Building	Building A (940 Jamison)	Building B (840 Jamison)	Building C (900 Jamison)
SF	600,000 SF	358,750 SF	316,200 SF
Clear Height	40'	36'	36'
Loading Doors	123	57	53
Trailer Spaces	149	64	46
Employee Parking	320	189	163

Combined, the master-planned park offers **Class A specifications**, including ESFR sprinklers, 185' truck courts, 60' speed bays, LED lighting, and 4,000-amp electric service. Flexible configurations allow for large single-tenant users, multi-tenant divisibility, or build-to-suit opportunities.



CONCEPT PLAN



UNMATCHED LOCATION & CONNECTIVITY

Scott Run Commerce Center is strategically positioned at the intersection of Jamison Corner Road and U.S. Route 301, providing seamless access to major regional and interstate transport networks:



Direct access to U.S. Route 301



4.5 miles to Route 1 / 11 miles to I-95



Within 30 minutes of the Port of Wilmington and New Castle Airport (ILG)



90 minutes to Port of Philadelphia & Philadelphia International Airport



One-day truck access to over 35% of the U.S. population

This location enables efficient distribution to Philadelphia, Baltimore, Washington D.C., New York/New Jersey, and the Mid-Atlantic consumer base – without the tax burden, congestion, and labor challenges of neighboring states.



Port of Wilmington



Philadelphia International Airport

NORTHERN DELAWARE: A TOP-PERFORMING INDUSTRIAL SUBMARKET

Northern Delaware continues to outperform the broader Philadelphia industrial market with tightening vacancy, limited supply, and exceptional rent growth. According to 2024 market data:

Market	Total RBA	Vacancy	YTD Net Absorption	Under Construction	Five-Year Rent Growth
Northern Delaware / New Castle County	21,744,788	8.5%	546,464	-	132.1%
Southeastern PA	99,773,392	12.6%	(492,013)	2,274,606	120.0%
Southern NJ	96,227,794	14.5%	949,927	1,535,372	170.7%

KEY ADVANTAGES OF NORTHERN DE:



ZERO SF of industrial product currently under construction → ultra-tight supply pipeline



POSITIVE ABSORPTION WHILE REGIONAL MARKETS ARE NEGATIVE



74.5% RENT GROWTH OVER THE PAST FIVE YEARS



BUSINESS-FRIENDLY TAX ENVIRONMENT & EMPLOYMENT BASE

INVESTMENT HIGHLIGHTS



LAND AVAILABLE FOR IMMEDIATE DEVELOPMENT

Fully approved for 3 state-of-the-art industrial buildings totaling 1.27M SF



PRIME NORTHERN DELAWARE LOCATION

Direct access to Route 301 with proximity to I-95, major ports, airports, and labor pools



HIGH-BARRIERS-TO-ENTRY SUBMARKET

Limited large-scale development sites remain in New Castle County



NO COMPETING SUPPLY UNDERWAY

Zero SF of industrial space currently under construction in Northern DE



INSTITUTIONAL DESIGN SPECIFICATIONS

36'–40' clear heights, ESFR systems, 185' truck courts, 4000A power



IDEAL FOR SPECULATIVE DEVELOPMENT, BTS, OR FORWARD SALE

Scott Run Commerce Center represents one of the most compelling industrial land offerings in the Greater Philadelphia region — combining scale, connectivity, and exposure within one of the tightest and most stable logistics markets in the Northeast.



DELAWARE
MEMORIAL BRIDGE

DELAWARE RIVER

CHESAPEAKE AND DELAWARE CANAL

WILLIAM V
ROTH JR. BRIDGE

HYETT'S CORNER RD










JAMISON CORNER RD

PROPERTY SNAPSHOT

Address	840 Jamison Corner Rd Middletown, DE 19709
Site Area	102.57 Acres
Zoning	BP – Business Park District
Approved Use	Warehouse distribution & light industrial

DEVELOPMENT STATUS: FULLY COMPLETED SUMMARY OF ENTITLEMENTS

Permitting/Approvals-Exeter (Scott Run)		Issued	Expiration	Status - 11/12/2025	
New Castle County Department of Land Use (NCC)					
Land Development Improvement Agreement (LDIA)	4/24/2023	N/A	Recorded with NCCo 4/28/2023 - MF# 20230428-0027298		
Building Permits (each building/retaining wall)	-	TBD	<p>Permit must be obtained prior to construction of retaining walls; Permits typically expire after one (1) year, unless it is a tenant fit out which expires after 6-months; There is a \$100 fee if the permit expires.</p> <p>Permits can be extended by requesting and paying extension fee through NCCo's website: https://www.nccde.org/formcenter/land-use-7/permit-extension-application-86</p> <p>To pay fee: https://secure.nccde.org/permitfeepayment/Lookup/</p> <p>Permit numbers / issue date / expiration date to be broken out once filed/received.</p>		
Record Plan	8/3/2023	N/A	Recorded with NCCo - MF# 20230803-0051629		
AECOM - Construction Plans					
Final Construction Plan approval (NCC Application #2020-0066)	5/9/2023	-	Satisfactory plan approval letter issued 5/9/2023.		
New Castle County Department of Public Works					
Final Sewer Approval (NCC Applications #2020-0066)	5/4/2023	-	Final plans approved; asset numbers assigned to facilities. Final stamped plans received on 5/4.		
Delaware Department of Natural Resources and Environmental Control (DNREC) Sewer					
Authorization to Construct Sewer	5/16/2023	5/15/2026	Authorization to construct letter issued 5/16/2023. Extension permitted with application.		
Artesian Water					
Water Capacity Certification	8/2/2022	N/A			

Permitting/Approvals-Exeter (Scott Run)				Issued	Expiration	Status - 11/12/2025	
Demarva Power Gas & Electric							
Gas Connection Permit	-	-	Will serve provided				
Electric Connection Permit	-	-	Will serve provided				
Delaware Health and Social Services – Office of Drinking Water							
Division of Public Health Authorization (PWS#DE0000552)	1/20/2023 <i>Extension Granted</i>	1/20/2026	Approval expires if construction has not started before January 20, 2026; Dynamic applying for additional extension 11/25/25.				
Delaware Department of Transportation (DelDOT)							
Traffic Signal Agreements (2)	2/1/2023	N/A	Recorded with NCCo 2/14/2023 – MF# 20230214-0009886 & 2023-0214-0009887				
Entrance Plan	3/16/2023	3/16/2026	Approved and all improvements have been constructed				
Letter of No Objection Recordation (LONOR)	10/6/2022 12/6/2022	10/5/2027 12/6/2027					
Entrance Construction Permit	-	TBD	Owner completed work				
FEMA							
Letter of Map Revision Approval (LOMR 23-03-0350P)	10/25/2021	N/A	Official FEMA LOMR approval letter rec'd on 4/20/2023				
Flood Insurance Study (FIS) report & Flood Insurance Rate Map (FIRM) Revised	9/7/2023	N/A					
Office of the State Fire Marshal (OSFM)							
Site plan approval from Fire Marshal's office	11/1/2021 10/5/2022	N/A	SFMO Permit issued on 10/5/2022. #: 2022-02-211916-MJS-01.				
Delaware Department of Natural Resources and Environmental Control (DNREC) NOI							
Notice of Intent to Discharge	2/10/2023	2/10/2028	CGP (Construction General Permit) Expires 3/10/2026; annual \$195 fee to extend a year				
Notice of Termination (NOT)	TBD	TBD	To be completed once SWM as-built is completed and approved;				
Site Development							
NCCo Preconstruction Meeting			Must be held prior to building permit issuance				

BUDGET

	Jamison Corner - Bldg 1		Jamison Corner - Bldg 2		Jamison Corner - Bldg 3		Grand Total		
SF	350,550		600,000		316,200		1,266,750		
	Total	PSF	Total	PSF	Total	PSF	Total	PSF	Notes
Hard Costs									
Shell	16,616,070	47.40	25,440,000	42.40	14,987,880	47.40	\$57,043,950	\$45.03	
Site	8,413,200	24.00	14,400,000	24.00	7,588,800	24.00	\$30,402,000	\$24.00	
Offsite Improvements	0	0.00	0	0.00	0	0.00	\$0	\$0.00	EQT Completed Work
Total Hard Costs	25,029,270	71.40	39,840,000	66.40	22,576,680	71.40	87,445,950	69.03	
Other Project Related Costs									
Land Purchase, closing costs, taxes	0	0.00	0	0.00	0	0.00	\$0	\$0.00	Broker to Input
Attorney and broker fees	0	0.00	0	0.00	0	0.00	\$0	\$0.00	Broker to Input
Land and construction financing costs	0	0.00	0	0.00	0	0.00	\$0	\$0.00	Broker to Input
Third party testing (geotech, environmental, etc.)	105,165	0.30	180,000	0.30	94,860	0.30	\$380,025	\$0.30	
Civil engineering	52,583	0.15	90,000	0.15	47,430	0.15	\$190,013	\$0.15	
New Castle County TID	731,132	2.09	1,251,403	2.09	659,489	2.09	\$2,642,025	\$2.09	
Local authority permits, engineering, bonds, review fees, escrow fees	534,965	1.53	915,645	1.53	482,545	1.53	\$1,933,155	\$1.53	
Utility provider design fees, studies, and hook up fees	70,110	0.20	120,000	0.20	63,240	0.20	\$253,350	\$0.20	
Leasing commissions	0	0.00	0	0.00	0	0.00	\$0	\$0.00	Broker to Input
Project contingency	0	0.00	0	0.00	0	0.00	\$0	\$0.00	Broker to Input
Total Other Project Related Costs	1,493,955	4.26	2,557,048	4.26	1,347,564	4.26	5,398,567	4.26	
Total Costs	26,523,225	75.66	42,397,048	70.66	23,924,244	75.66	92,844,517	73.29	





SCOTT RUN
COMMERCE CENTER

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