

Choose Delaware

For Logistics



Transportation/ Freight

- 1 Port Wilmington
- 2 Port Wilmington - Expansion
- 3 Wilmington Airport
- 4 PHL
- 5 BWI
- 6 Norfolk Southern RR
- 7 Delmarva Central Railroad
- 8 CSX Railroad

Driving Time

New York City: 2 Hours
 Philadelphia: .5 Hours
 Baltimore: 1 Hour
 Washington DC: 2 Hours

Available Sites

- 1 **First State Crossing/Tri State**
 - 425-acre mixed used development
 - 525,000 spec building planned
- 2 **Middletown Industrial Site**
 - 400+ acres of Concept plans
- 3 **Duck Creek Business Campus**
 - 70K-140K SF spec building under development by KRM
 - 200+ acres available
- 4 **Dover Logistics Center**
 - 297,000 SF
- 5 **Central Delaware Aviation Complex**
 - 270+ contiguous acres available for development
 - Access to DAFB runways
- 6 **Harrington Industrial Park**
 - Proposed industrial park with rail siding
- 7 **Delaware Coastal Business Park**
 - County-owned industrial park adjacent to airport
 - Parcels available for development
- 8 **Western Sussex Industrial Park**
 - 70,000 SF spec building

Located Businesses

- 1 **Agile Cold Storage**
 - 275,000 SF
 - 130 Jobs
- 2 **Amazon Fulfillment Center**
 - 5+M SF; 1000+ jobs
- 3 **Amazon Large Item Facility**
 - 1.3M SF under development
- 4 **Accredo**
 - 20,000 SF; 130 jobs
- 5 **DOT Foods**
 - 200 jobs; 188K SF
- 6 **Old Dominion Freight Line**
 - 40-50K SF; 84 jobs
- 7 **WuXi STA Pharmaceutical Mfg**
 - 189 Acres
 - 479 Jobs
- 8 **Delmarva Corrugated Packaging**
 - 457K SF; 159 jobs; \$91M capital investment
- 9 **Amazon Fulfillment Center**
 - 104K SF

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Why Delaware for Logistics?

Location. Location. Amenities.

When it comes to getting products where they need to go, Delaware's central East Coast location and its investment in transportation and infrastructure make it happen. Delaware is ideally positioned and equipped to serve the region, the nation and the world.

As the center point of the New York City to Washington, D.C., corridor, Delaware sits in the middle of the largest consumer market in the United States. Served by Interstate 95, U.S. Route 301, Delaware Route 1 and other highways, Delaware has an efficient network of roadways to make transport simple. By truck, companies located in Delaware can reach nearly 64 million consumers within five hours and over 100 million consumers within 10 hours.

Just four hours from the Atlantic Ocean, Delaware's Port Wilmington is a major, full-service, strategically located international seaport serving more than 200 million North American consumers. Approximately \$600 million in expansions and upgrades at Port Wilmington will include an expansion of the existing terminal and construction of a new 1.2 million-TEU terminal.

Intermodal transfer points and rail freight facilities, including those for Norfolk Southern, CSX and Delmarva Central Railroad, are located throughout Delaware. And Delaware locations also offer close proximity to major airports with international and domestic cargo capacity – including PHL, BWI, IAD and EWR – as well as Salisbury Regional Airport, Wilmington Airport and Delaware Airpark.



Delaware Tax & Financing Incentives

- **No Sales Tax**
- **6th Lowest Property Taxes in U.S.** (WalletHub 2024)
- **Foreign Trade Zones and Opportunity Zones Throughout State**
- **Tax Credits**
 - New Economy Jobs Tax Credit
 - New Business Facility Tax Credits
 - Research and Development Tax Credits
- **Financing**
 - Delaware Strategic Fund Grants
 - Transportation Infrastructure Investment Fund (TIIF) Grants
 - Site Readiness Grants
 - Potential County and Municipal Support
 - Energy grants and C-PACE Loans
- **Lab Space Grant**
- **EDGE Grant**

Key Facts

#1

Delaware ranks #1 in the U.S. for tax favorability in the manufacturing sector



Delaware ranks #2 for new firms nationally for overall corporate tax favorability, and #4 for new firms distribution facilities. (Note. This is for new to market firms, rankings are slightly lower for those currently in market)

#3

Ranked #3 for most competitive business environment by U.S. News and World Report. (2023)



Delaware is the fastest growing state in the Northeast and Mid-Atlantic, has the #2 lowest personal tax burden, and easy access to all East Coast amenities.



For quality of life, Delaware has the #3 lowest personal tax burden, is the #1 best state for working from home, and easy access to all East Coast amenities.



Delaware's robust network of technical education includes workforce-feeding college, vocational training, trade and certificate programs. (WalletHub 2023)

About DPP

Delaware Prosperity Partnership leads Delaware's economic development efforts to attract, grow and retain businesses; to build a stronger entrepreneurial and innovation ecosystem; and to support private employers in identifying, recruiting and developing talent.

Contact

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