



555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

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www.mcginnisrealty.com

HARRIS GLENWOOD PROPERTY

655 GLENWOOD AVE, SMYRNA, KENT COUNTY, DELAWARE 19977

OFFICE FILE# 214200 MILS# 6331445

FOR SALE

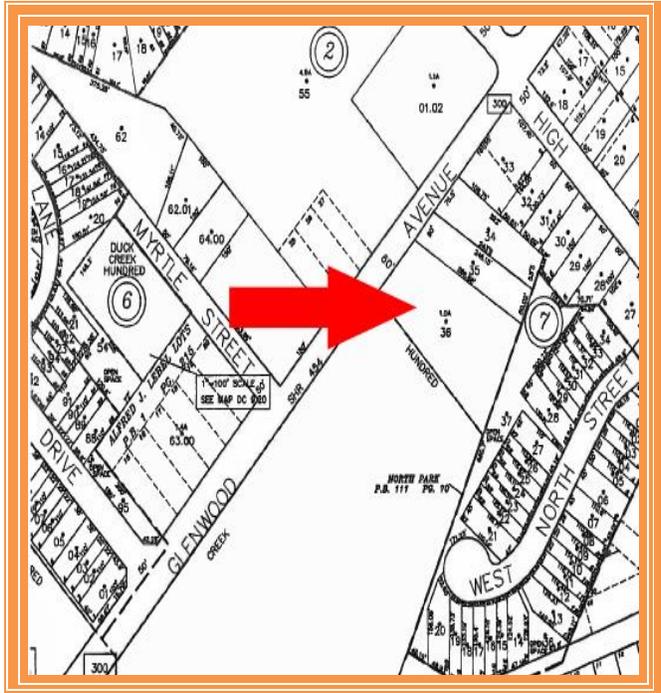
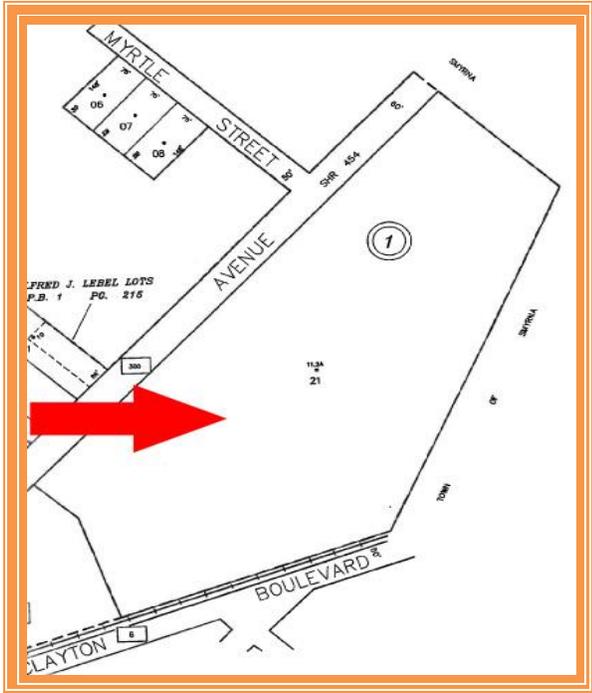
INDUSTRIAL / COMMERCIAL / MANUFACTURING PROPERTY



SALE PRICE \$ 3,200,000 * \$ 17.96 +/- PER SQUARE FOOT (BLD AREA)

- 12.2 ACRES WITH 173,146 SQUARE FEET OF BUILDING SPACE
- CURRENTLY MANUFACTURING UNDER GOVERNMENT CONTRACT
- 19,000 +/- SQ FT OF OFFICE SPACE
- 154,000 +/- SQ FT OF WAREHOUSE / MANUFACTURING SPACE
- ZONED INDUSTRIAL WITH APPROVAL FOR MANUFACTURING
- POSSIBLE USES INCLUDE WAREHOUSING, MANUFACTURING, DEVELOPMENT

ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.
PAGE 1 OF 4 PAGES



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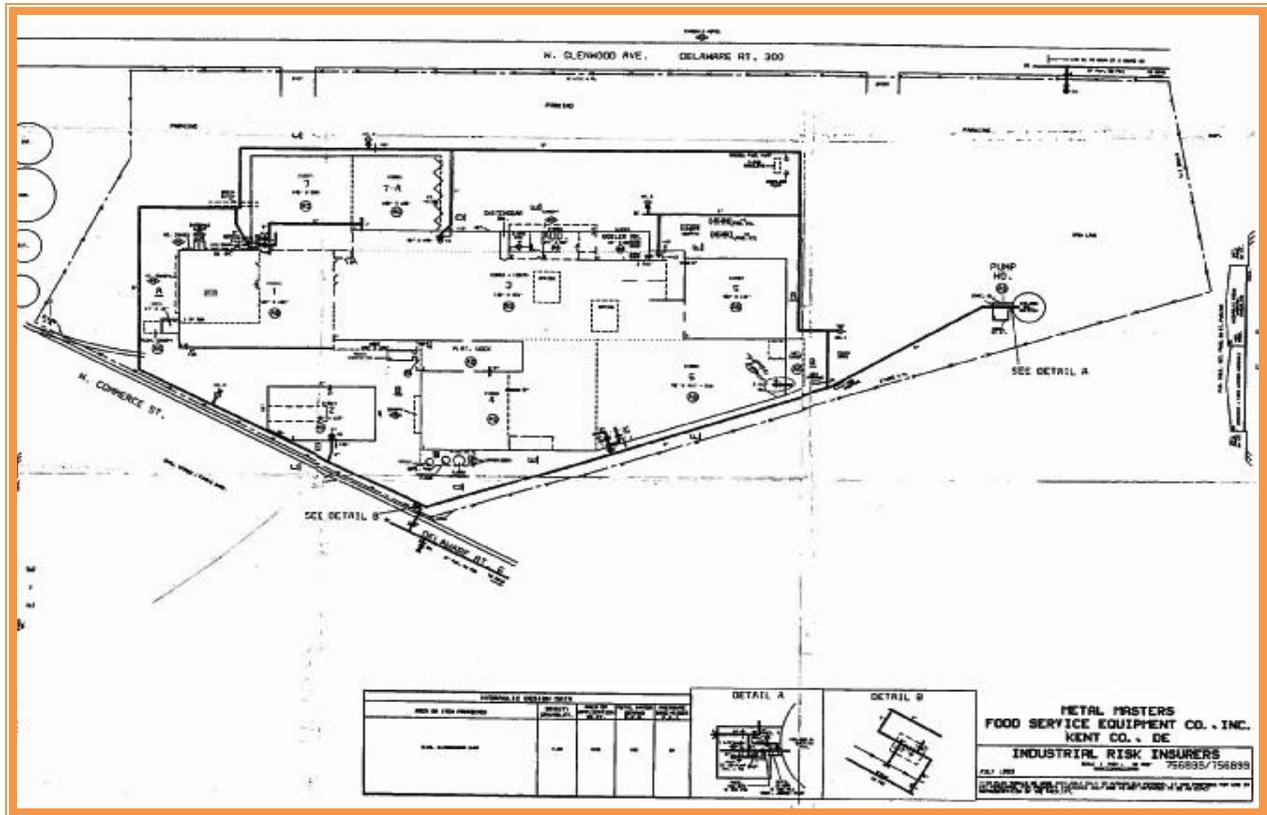
HARRIS GLENWOOD PROPERTY
655 West Glenwood Ave
Smyrna, Kent County, DE 19977
January 27, 2014

Tax Map Identification	1-00-00920-01-2100 1-17-00920-02-3600
Deed Reference	D 629 138
Flood Zone	10001C0061H May 5, 2003 Zone X
Zoning	IL - Industrial
Land Area	12.22 Acres
Total Bldg Area (sq ft)	173,146
Square Foot Per Floor	First Story = 169,146 Second Story = 4,000
Clear Ceiling Height	14' - 20'
Land Assessed Value	\$289,400
Building Assessed Value	\$1,189,200.00
TOTAL PROPERTY TAX	\$25,584.00



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PAGE 3 OF 4 PAGES

RECENT APPRAISAL FROM 2012 IS AVAILABLE TO QUALIFIED BUYERS.



FOR ADDITIONAL INFORMATION CONTACT:

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PAGE 4 OF 4 PAGES**