



555 East Loockerman St.  
Dover, Delaware 19901

McGinnis Commercial Real Estate

Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

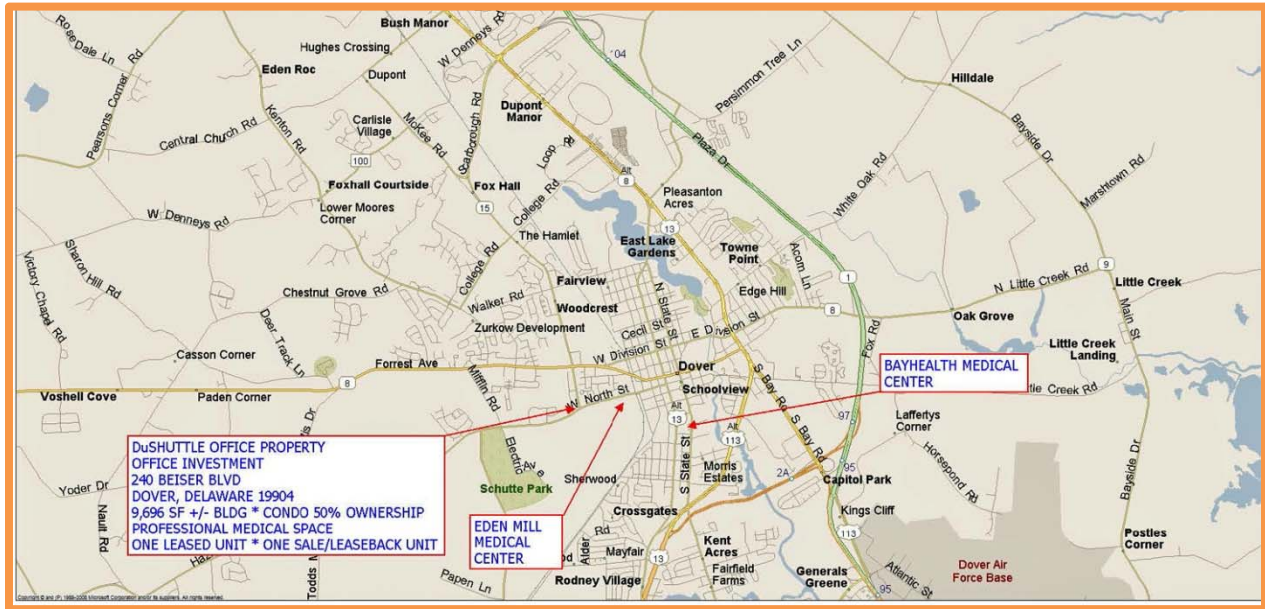
**DuSHUTTLE OFFICE PROPERTY INVESTMENT**  
**240 - 1A & 1B BEISER BLVD \* DOVER, KENT COUNTY, DELA 19904**  
**OFFICE FILE # 216252 \* MLS # 6751929**



**\$ 1,200,000 \* \$ 131 +/- PER SQUARE FOOT BUILDING AREA**

<b>AVAILABLE SPACE</b>	4,586 sf +/-	
	SALE / LEASE BACK, OWNER OCCUPANCY	
<b>LEASED SPACE</b>	4,586 sf +/-	
<b>TOTAL SPACE</b>	9,172 sf +/-	
<b>LEASE TERMS</b>	UNIT 1B	
	\$78,420.60	ANNUAL
	\$6,535.05	MONTHLY
	\$17.10	PER SQ FT
	31-Dec-23	TERMINATION
	88.35	REMAINING TERM, MONTHS

**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 5 PAGES**



**Tax Map Identification** ED05 - 076.15 - 01 - 03.05 - 10101 & 03.05 - 10201

**Deed Reference** D5214 - 166

**Flood Map** 10001C0168H, Zone X; May 5, 2003

**Census Tract** 414

**Zoning** IPM, INDUSTRIAL PARK MANUFACTURING, CITY OF DOVER

<b>Office Bldg Area (sq ft)</b>		9,172	sf +/-
<b>UNIT 10101</b>	4,586	sf +/-	
<b>UNIT 10201</b>	4,586	sf +/-	

<b>City Tax Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>	
\$725,900	\$158.29	\$0.4050	\$2,939.90	\$0.64	UNIT 10101
\$725,900	\$158.29	\$0.4050	\$2,939.90	\$0.64	UNIT 10201
\$1,451,800	\$158.29	\$0.4050	\$5,879.79	\$0.64	

<b>County Tax Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>	
\$260,000	\$56.69	\$2.2530	\$5,857.80	\$1.28	UNIT 10101
\$239,400	\$52.20	\$2.2530	\$5,393.68	\$1.18	UNIT 10201
\$499,400	\$54.45	\$2.2530	\$11,251.48	\$1.23	

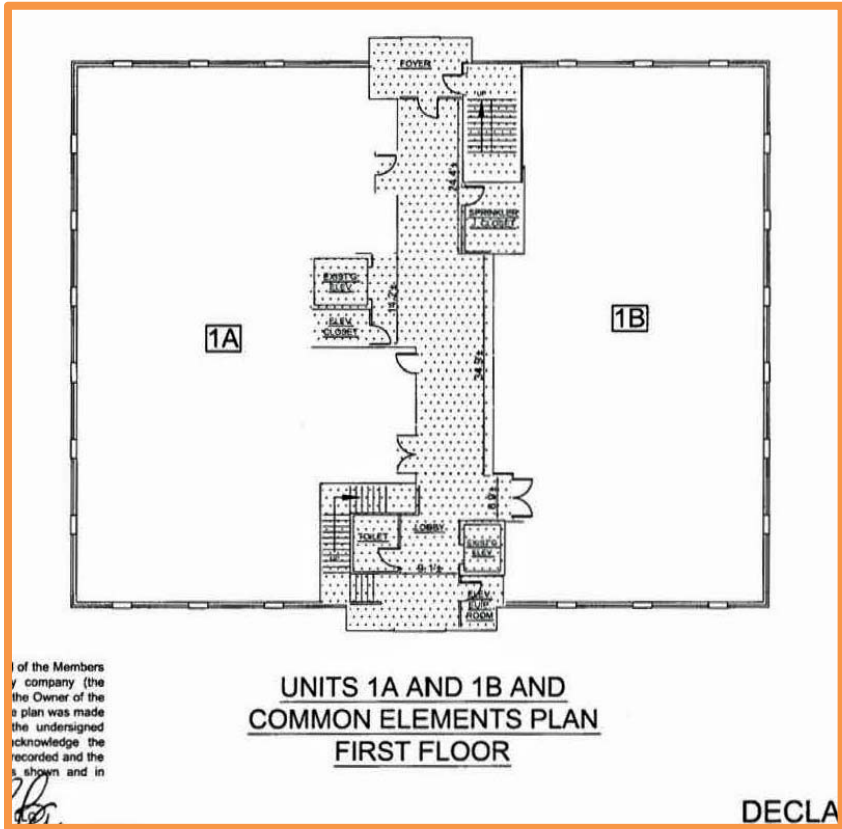
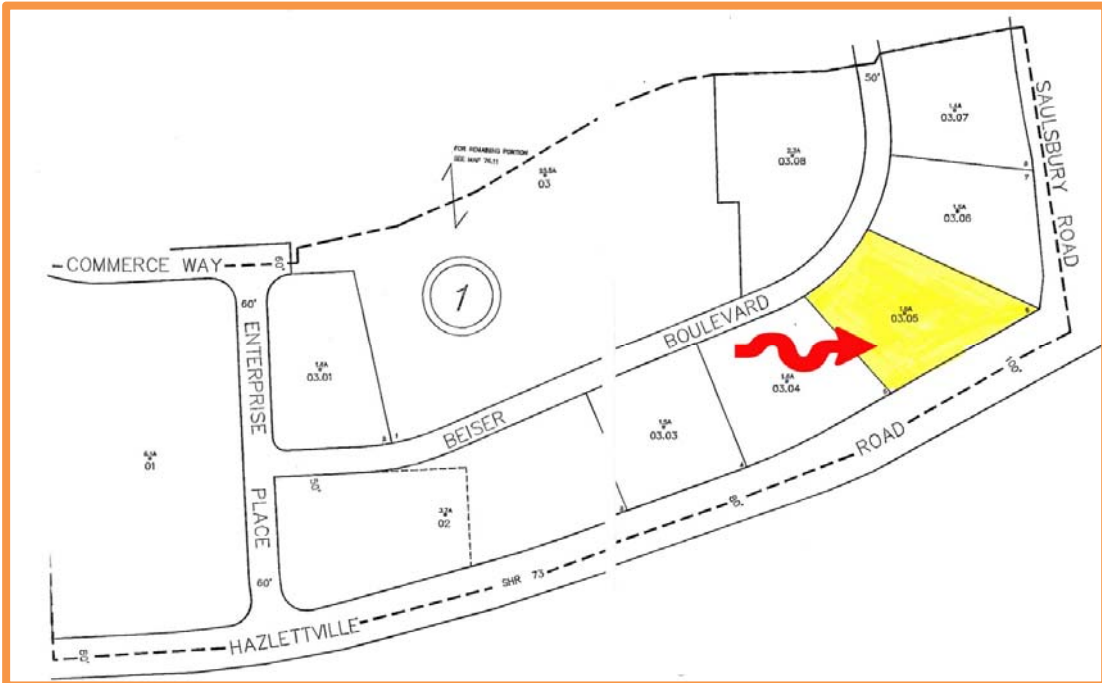
**TOTAL PROPERTY TAX** \$17,131.27 \$1.87

**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 2 OF 5 PAGES**



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 3 OF 5 PAGES





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 4 OF 5 PAGES



VIEW FROM SOUTH LOOKING NORTH AT FRONT SOUTH



VIEW OF SIDE EAST OF BUILDING

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 5 OF 5 PAGES