



555 East Lookerman St.  
Dover, Delaware 19901

McGinnis Commercial Real Estate

Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

FIRST STATE SIGNS PROPERTY  
122 ROSEMARY ROAD, DOVER, KENT COUNTY, DELAWARE 19901

OFFICE FILE# 218296 MLS# 7136545

**FOR SALE**

**MANUFACTURING OR WAREHOUSE PROPERTY**



**SALE PRICE \$ 595,000 \* \$ 60.71 +/- PER SQUARE FOOT BLD AREA**

9,800 SQ FT MANUFACTURING BUILDING (140 X 70)

REINFORCED CONCRETE FLOORS, 20 FOOT CEILINGS

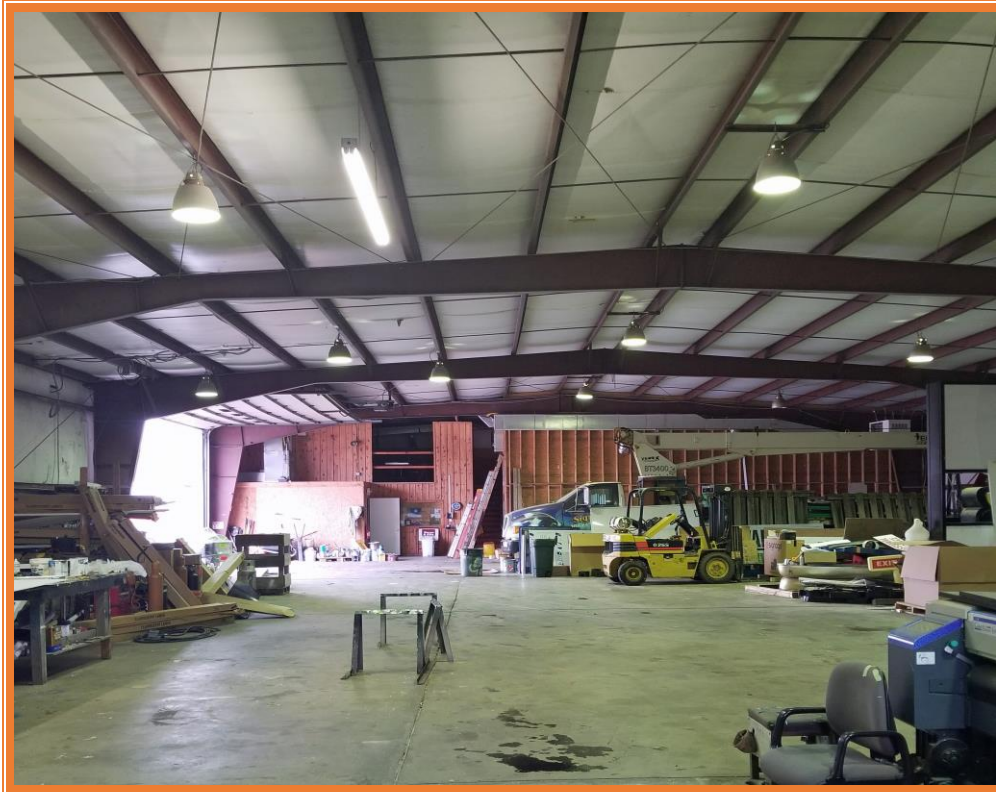
24 X 14 FOOT OVERHEAD DOOR, 2 + OFFICES

3,000 SQUARE FOOT STORAGE SHED, THREE PHASE POWER

2 ACRES ZONED MANUFACTURING WITH ROOM TO EXPAND

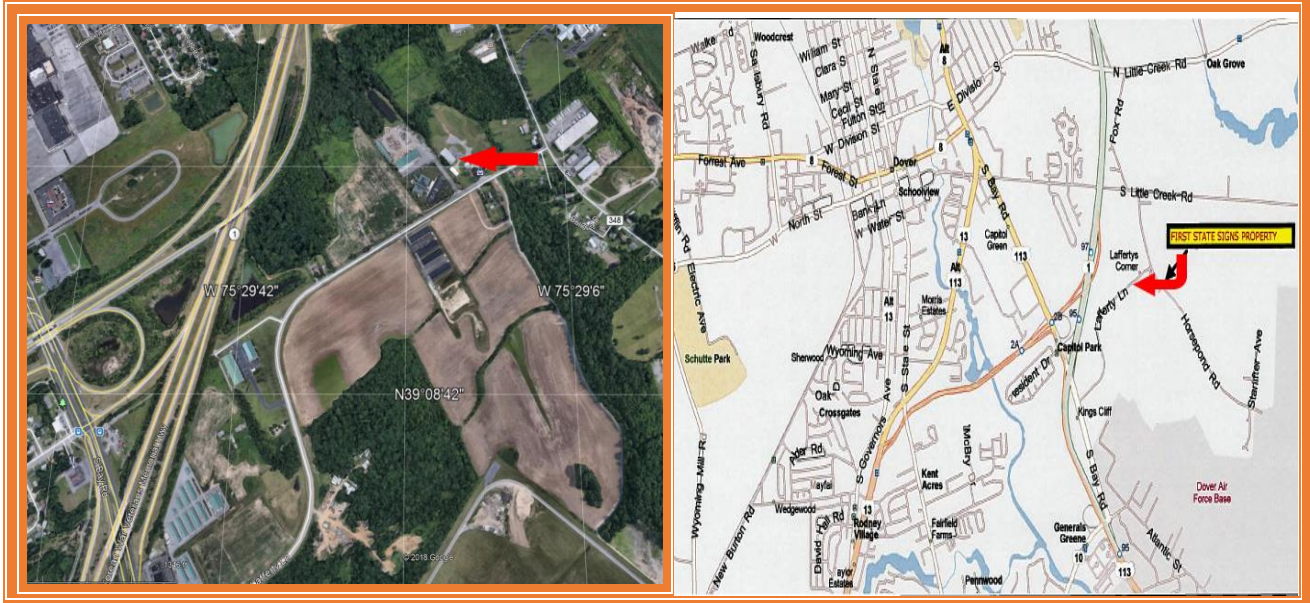
LOCATED LESS THAN 2 MILES FROM US ROUTE 13 (BAY ROAD) AND US ROUTE 1  
INTERCHANGE AT SOUTH DOVER

**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**

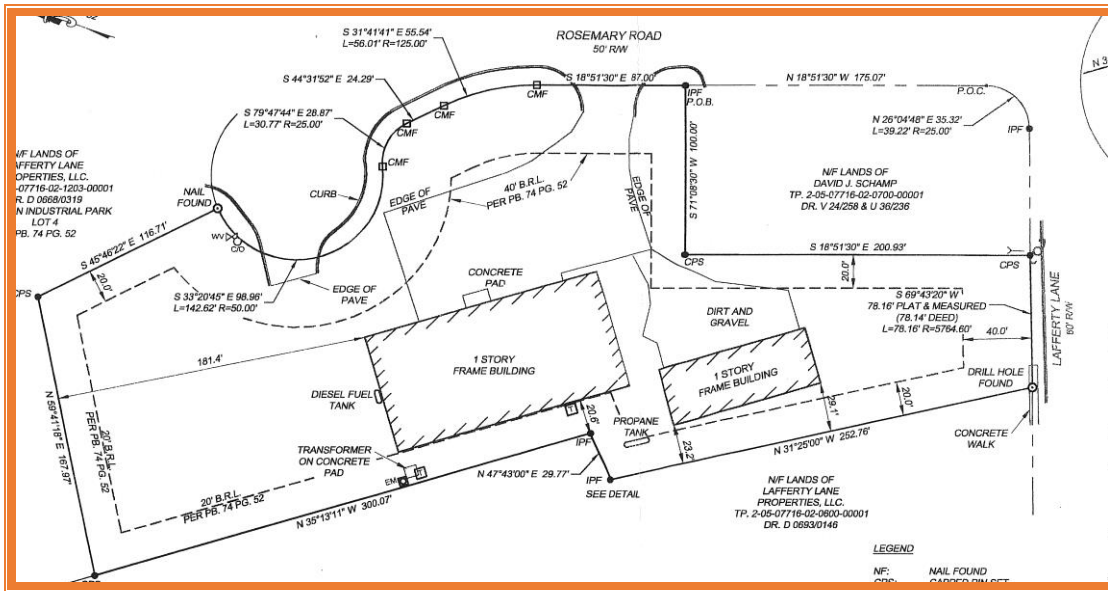


**ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER. PAGE 2 OF 4 PAGES**





**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 4 PAGES**



**Tax Map Identification** ED 05 07716 02 1200

**Deed Reference** D 5766 243, D450 348

**Zoning** M MANUFACTURING  
City of Dover Delaware

**Land Area** 90,965 Sq Ft, 2.088 Acres

**Main Bldg Area** 9,800 +/- Square Feet

**Parking Spaces** 25 +

**County Taxes 2017** \$2,345.24

**City of Dover Taxes 2017** \$1,770.86

**Total Property Taxes 2017** \$4,116.10

FOR ADDITIONAL INFORMATION CONTACT:

**CHUCK SPIEGELMAN, ASSOCIATE BROKER**  
**MCGINNIS COMMERCIAL REAL ESTATE**

**OFFICE: 302-736-2710**

**FAX: 302-736-2715**

**MOBILE: 302-632-0859**

**EMAIL: [cs@mcginnisrealty.com](mailto:cs@mcginnisrealty.com)**

**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 4 PAGES**