



555 East Lookerman St.  
Dover, Delaware 19901

McGinnis Commercial Real Estate

Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

**STATE FARM OFFICE PROPERTY**  
**210 BEISER BLVD, DOVER, KENT COUNTY, DELAWARE 19904**  
**OFFICE FILE # : 28006 \* MLS #5856378**



**SALE PRICE \$ 1,850,000 \* \$ 190 +/- PER SQUARE FOOT**

**Tax Map Identification** ED05 - 077.11 - 01 - 45.00

**Deed Reference** D307 - 142

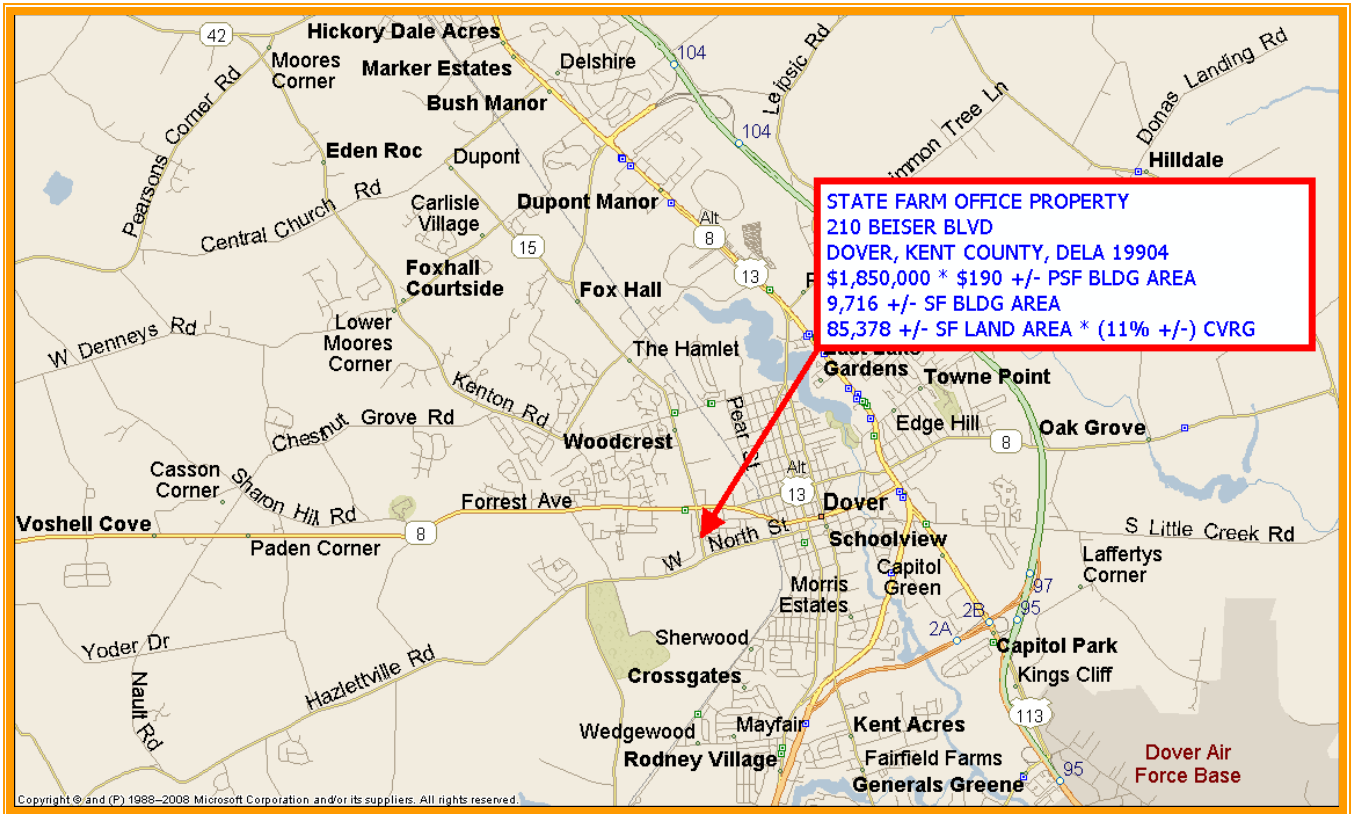
**Zoning** IPM, Industrial Park Manufacturing, City of Dover

**Census Tract** 414

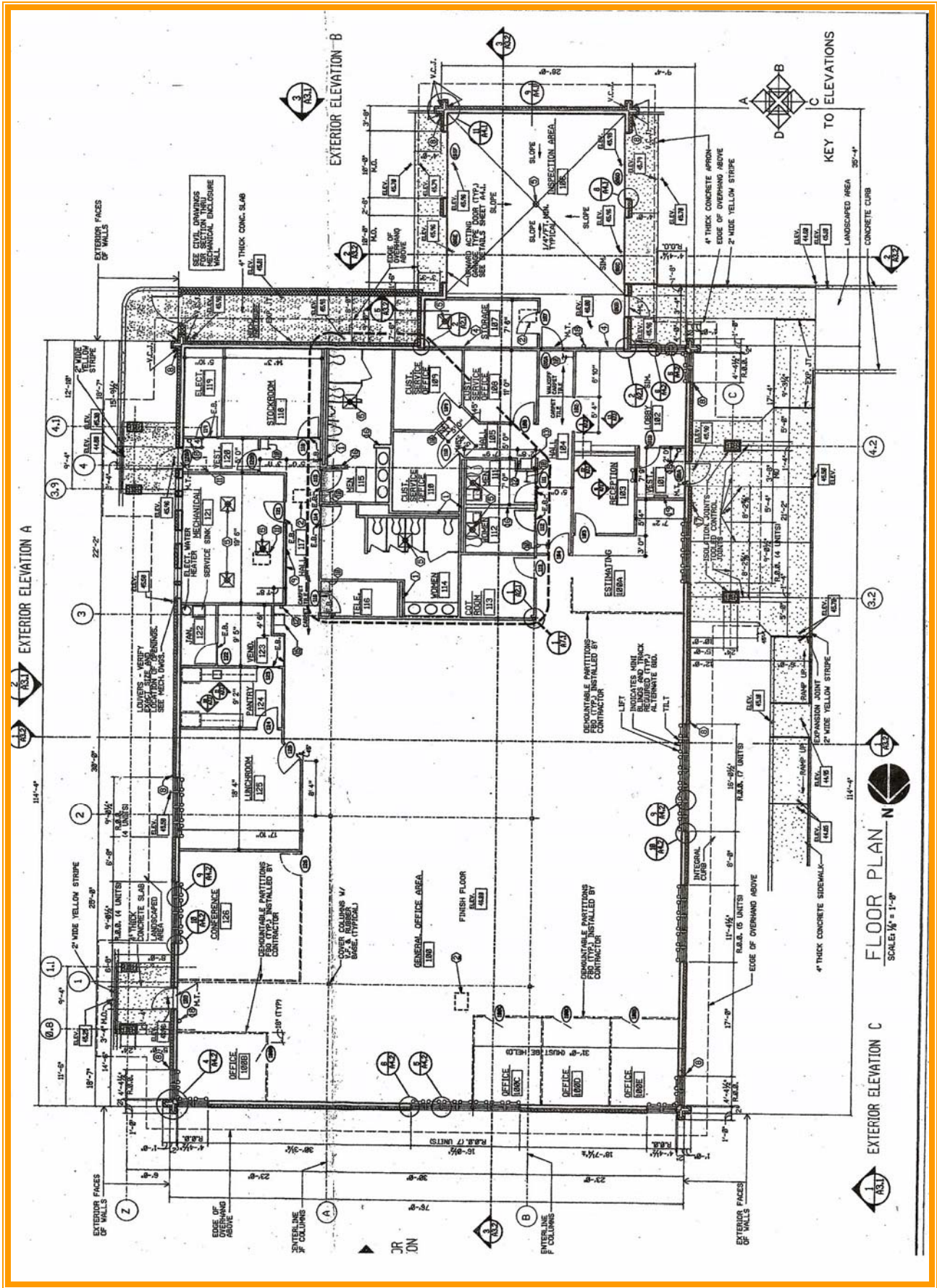
**Flood Hazard Map** 10001C0168H; May 5, 2003

<b>Land Area</b>		85,378	sq ft +/-	1.960	acre
	<b>Frontage</b>	317.60	ft +/-		
	<b>Depth</b>	258.05	ft +/-		
<b>Bldg Area (sq ft)</b>		9,716	sq ft +/-		
	<b>Coverage Ratio</b>	11.38%			
	<b>Parking Spaces</b>	70			
	<b>Parking Ratio</b>	2.16	per 300 sf		
<b>City Tax Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>	
\$1,184,600	\$121.92	\$0.330	\$3,909.18	\$0.40	Property Tax
<b>County Tax Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>	
\$415,300	\$42.74	\$1.9754	\$8,203.84	\$0.84	
<b>TOTAL PROPERTY TAX</b>			\$12,113.02	\$1.25	

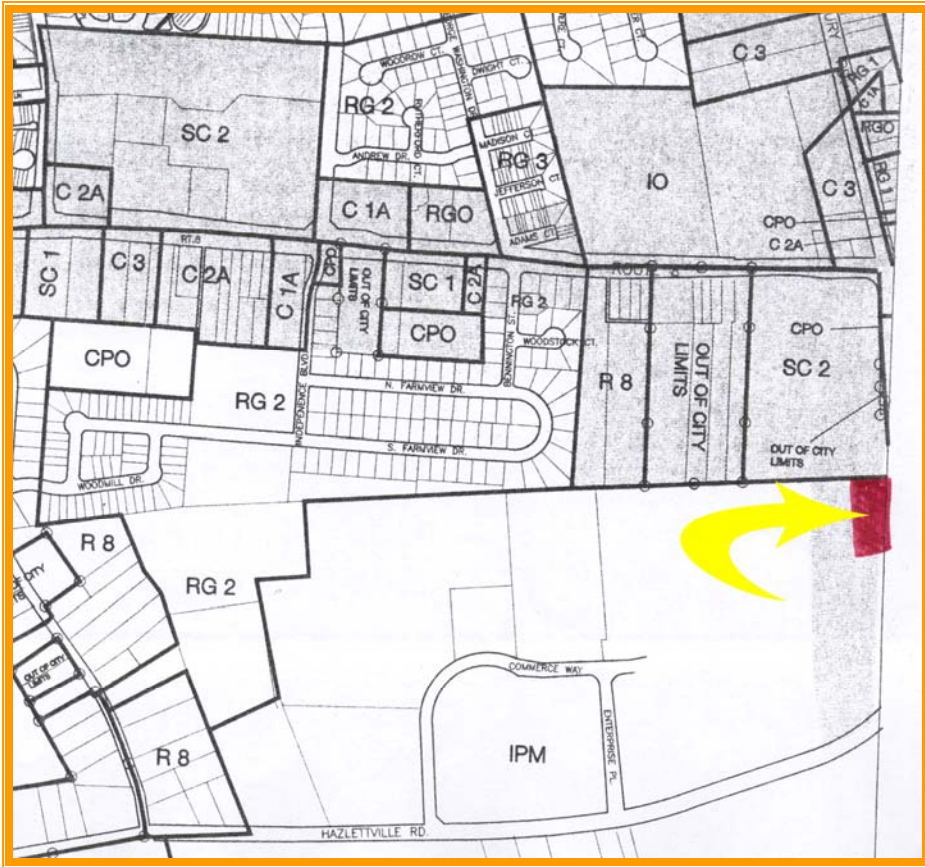
**ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.**  
**PAGE 1 OF 5 PAGES**



**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



**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**