

 **555 East Lookerman St.  
Dover, Delaware 19901**  
**McGinnis Commercial Real Estate** Phone: 302.736.2710 Fax: 302.736.2715  
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**BYERS ELECTRIC CONTRACTOR PROPERTY**  
**1501 PORTER ROAD, BEAR, NEW CASTLE COUNTY, DELAWARE 19701**

OFFICE FILE# 212141 MLS# 6002852

**FOR SALE**  
**INDUSTRIAL OR INVESTMENT PROPERTY**



**SALE PRICE \$ 2,100,000 \* \$ 56.00 +/- PER SQUARE FOOT (BLD AREA)**

**10.5 ACRE FENCED YARD WITH 37,500 SQUARE FEET OF BUILDING SPACE**

**MODERN BUILDINGS (SOME WITH FINISHED OFFICES)**

**POTENTIAL RENTAL INCOME IN EXCESS OF \$215,000 PER YEAR**

**ZONED INDUSTRIAL WITH ADJACENT RAIL (SPUR TO SITE POSSIBLE)**

**POSSIBLE USES INCLUDE WAREHOUSING, MANUFACTURING, CONTRACTOR**

**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.  
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**BYERS ELECTRIC PROPERTY**  
**1501 Porter Road**  
**Bear, New Castle County, Delaware**  
**February 6, 2012**

<b>Tax Map Identification</b>	1102900002
<b>Map Grid</b>	7203240
<b>Zoning</b>	I-UDC- Industrial New Castle County
<b>Census Tract</b>	148.09
<b>Land Area</b>	10.49 ACRES
<b>Total Bldg Area (sq ft)</b>	36,500 +/-
<b>County Tax 2011</b>	\$3,468
<b>School Tax 2011</b>	\$9,172.00
<b>TOTAL PROPERTY TAX</b>	\$12,640.00

**FOR ADDITIONAL INFORMATION CONTACT:**

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