



GUARDIAN PROPERTY
101 CLUCKEY DRIVE, HARRINGTON, KENT COUNTY, DELAWARE 19952

OFFICE FILE# 213189 MLS# 6247173

FOR SALE
6.6 ACRE INDUSTRIAL / MANUFACTURING PROPERTY



SALE PRICE \$ 595,000 * \$ 90,000 +/- PER ACRE

OWNER FINANCING AVAILABLE FOR QUALIFIED BUYERS

6.61 +/- ACRES ZONED M / MANUFACTURING WITH ROOM FOR EXPANSION

9,568 +/- SQUARE FEET OF BUILDING SPACE

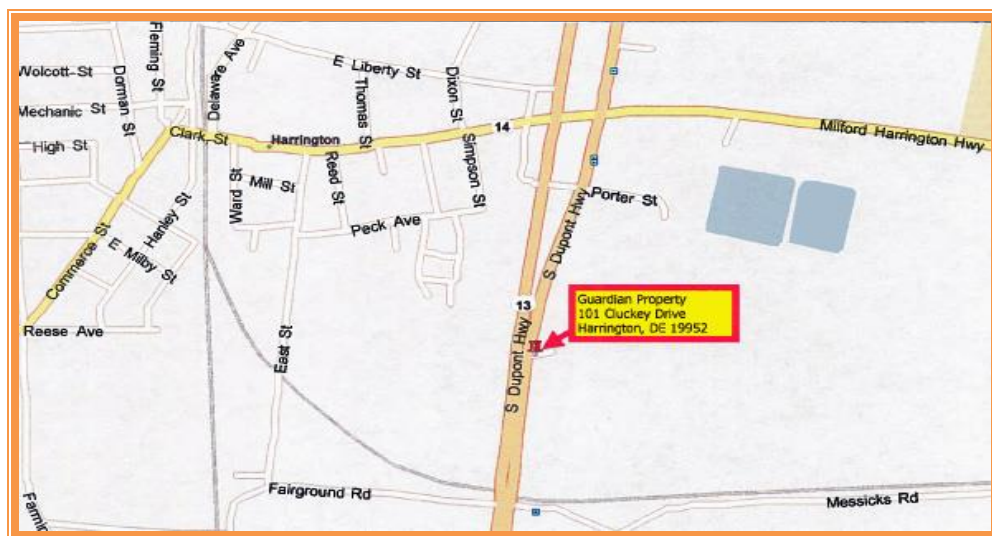
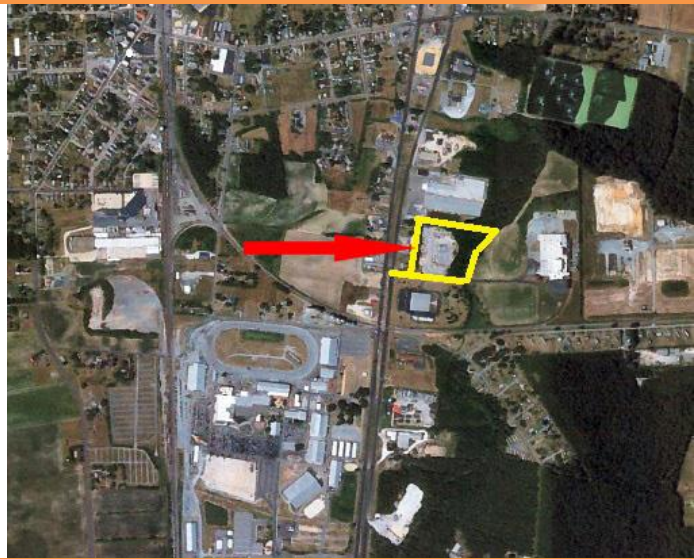
USES INCLUDE WAREHOUSE, MANUFACTURING, LANDSCAPE, CONTRACTOR,
AUTOMOTIVE REPAIR AND STORAGE

BUILDINGS RANGE IN SIZE FROM 4,608-960 SQUARE FEET

LOCATED 350 FEET FROM US ROUTE 13 IN HARRINGTON DE

OFFICE UNIT HAS CENTRAL HVAC AND ALARM

**ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION
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PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.
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GUARDIAN PROPERTY
101 CLUCKEY DRIVE
HARRINGTON, KENT COUNTY, DE
July 8, 2013

Tax Map Identification	MN-09-180.05-01-59.01
Deed Reference	D 134 261
Zoning	M TOWN OF HARRINGTON
Census Tract	430
Flood Zone	10001C0337H, Zone X & AE
Land Area	6.61 +/- Acres
Total Bldg Area (sq ft)	9,568 +/- Sq Ft
Land Assessed Value	\$51,100
Building Assessed Value	\$115,700.00
Total Property Assessment	\$176,000.00
TOTAL CITY & CNTY PROPERTY TAX	\$4,888.27

PROPERTY IS FULLY FENCED WITH PRIVATE ENTRANCE

PARKING AREA IS STONED AND COMPACTED

FOR ADDITIONAL INFORMATION CONTACT:

CHUCK SPIEGELMAN, ASSOCIATE BROKER
MCGINNIS COMMERCIAL REAL ESTATE

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