



LIGHTNING FENCE PROPERTY
730 HORSEPOND ROAD, DOVER, KENT COUNTY, DELAWARE 19901

OFFICE FILE# 216256 MLS# 6793604

FOR SALE
COMMERCIAL PROPERTY WITH IMPROVEMENTS



SALE PRICE \$ 695,000 * \$ 42.15 +/- per sq ft of building area

USES INCLUDE WAREHOUSE, LIGHT MANUFACTURING, SELF-STORAGE

4.1 ACRE PROPERTY IS FENCED WITH ELECTRIC ENTRY GATE

1 MILE FROM US ROUTE 113 AND ROUTE 1 INTERCHANGE

9,600 SQ FT WAREHOUSE, 5,880 SQ FT SHOP, 1,000 SQ FT OFFICE

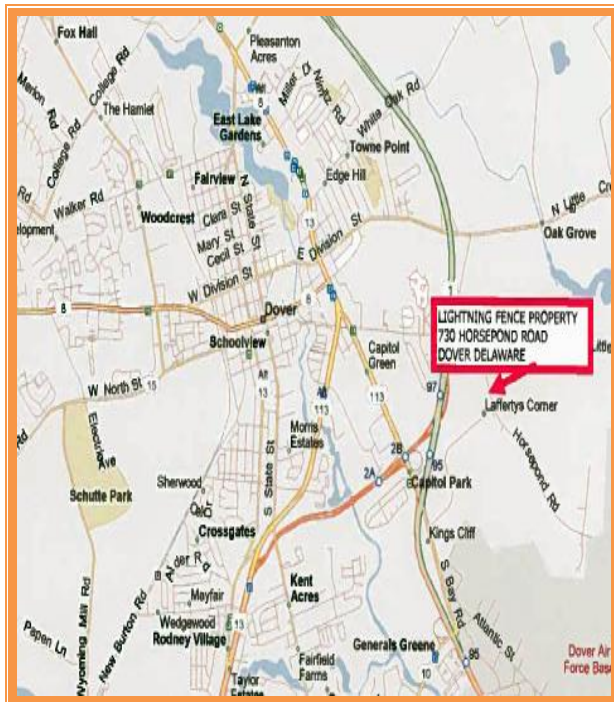
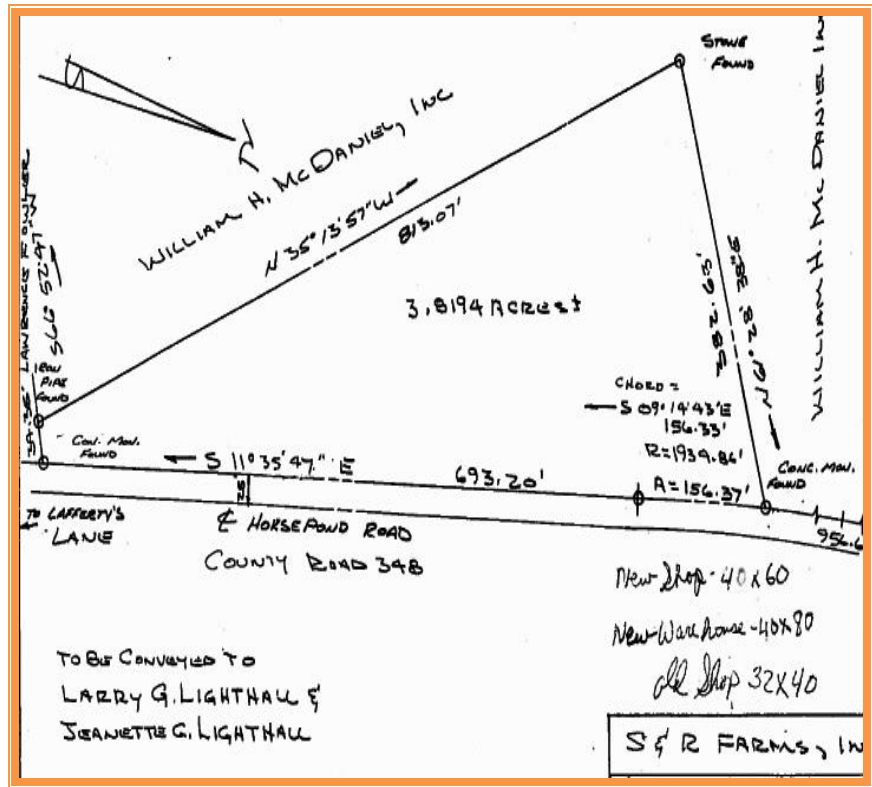
CITY OF DOVER UTILITIES, COMMERCIAL ZONING

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730 HORSEPOND ROAD
DOVER, KENT COUNTY, DE 19901
May 16, 2016

Tax Map Identification 2-05-07716-02-1100

Deed Reference D5701 300, D5701 304

Zoning C3 COMMERCIAL
City of Dover

Land Area 4.10 +/- Acres
Frontage 693 +/- Feet

Total Bldg Area (sq ft) 16,488 +/-
Warehouse 9,600 +/-
Shop 5,880 +/-
Office 1,008 +/-

City Tax 2015 \$4,144

County Tax 2015 \$2,926.65

TOTAL PROPERTY TAX \$7,070.65

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