



MCDANIEL BUSINESS PARK PROPERTY

1277-1305 MCDANIEL DRIVE, DOVER, KENT COUNTY, DELAWARE 19901

OFFICE FILE #218327 * MLS DEKT220614

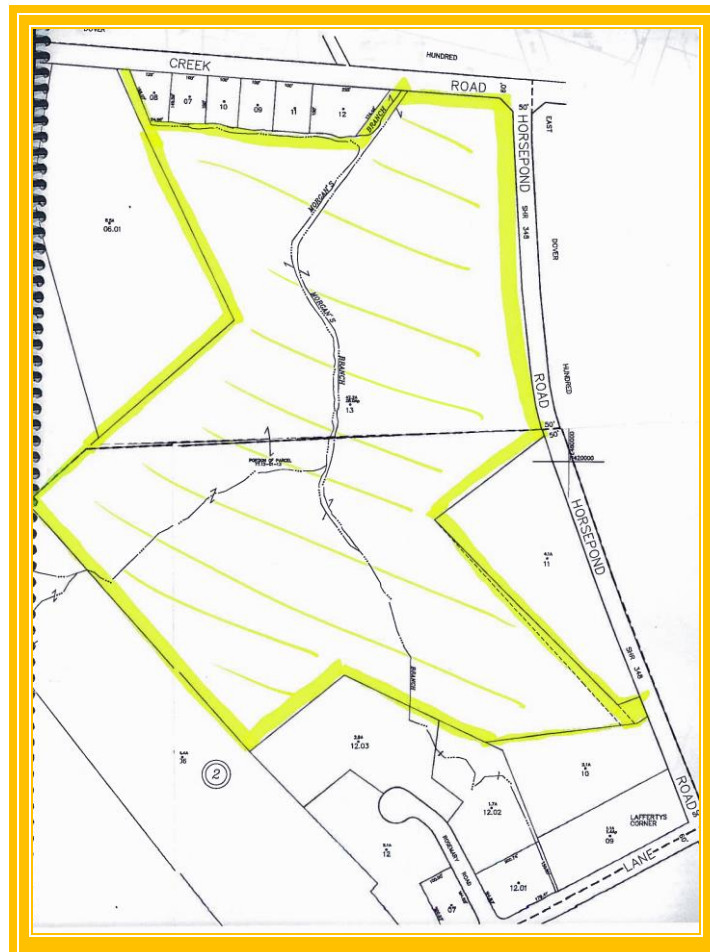
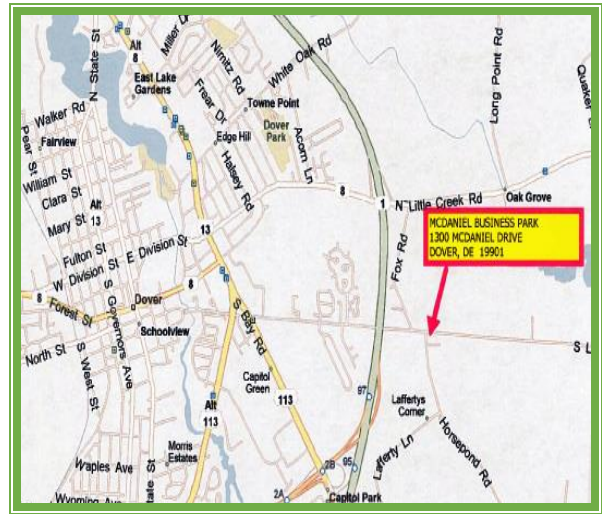
INVESTMENT / COMMERCIAL / INCOME PROPERTY FOR SALE

LISTED FOR SALE AT \$4,600,000

**42+ ACRES WITH 44,140 SQUARE FEET OF BUILDING SPACE
FULLY OCCUPIED * N.O.I. \$350,000 /ANNUAL * 7.5 CAP
EXPANSION CAPABLE * LOCATED IN CITY OF DOVER LIMITS
ENTRANCES ON LITTLE CREEK ROAD (1) AND HORSEPOND ROAD (2)**



**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**



**2 MILES FROM THE U.S. ROUTE 1 INTERCHANGE AT SOUTH DOVER
AND ROUTE 113 (BAY ROAD)**

**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 05-077.12-01-13.00
Deed Reference	W 044 306, H 029 258
Zoning	IPM, CITY OF DOVER
Land Area	42.12 +/- ACRES
Frontage	550 Ft +
Depth	1,000 Ft +
Total Existing Bldg Area (sq ft)	44,140 Sq Ft
Flood Zone	Map 10001C0188H, 5/5/03, X
Census Tract	410
Total Property Taxes	\$27,500.00

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

**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