



**555 East Loockerman St.
Dover, Delaware 19901**

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www.mcginisrealty.com

**EMPIRE DOVER PROPERTY
756 S LITTLE CREEK RD, DOVER, KENT COUNTY, DELAWARE 19901**

OFFICE FILE# 219337 MLS# DEKT230350

FLEX SPACE FOR LEASE



LEASE PRICE \$13.00/SQ FT NNN

27,000 SQ FT WAREHOUSE, RETAIL, OFFICE, OR MANUFACTURING AVAILABLE

CONVENIENT LOCATION IN DOVER WITH EASY ACCESS TO U.S. RT 1 AND RT 13

ZONED C-4 HIGHWAY COMMERCIAL.

2 SEPARATE LOADING DOCKS, OVERHEAD DOORS, 3-PHASE ELECTRIC

ADDITIONAL SQ FT AVAILABLE. DIVISIBLE DOWN TO 2,000 SQ FT.

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Tax Map Identification 2-05-07700-01-0300-00001

Deed Reference D 8228 0184

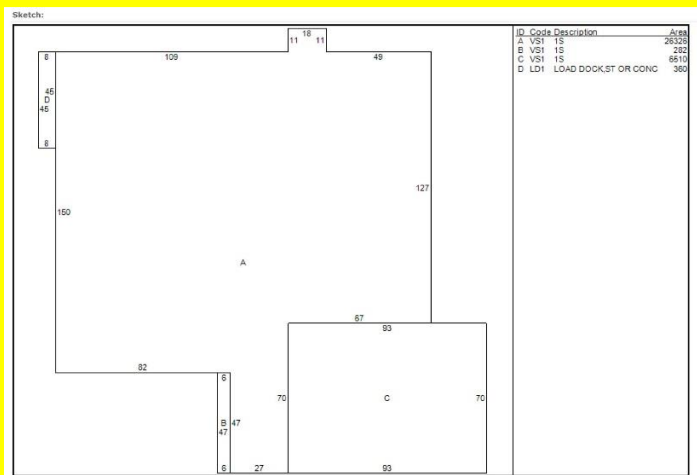
Zoning C-4 HIGHWAY COMMERCIAL
CITY OF DOVER

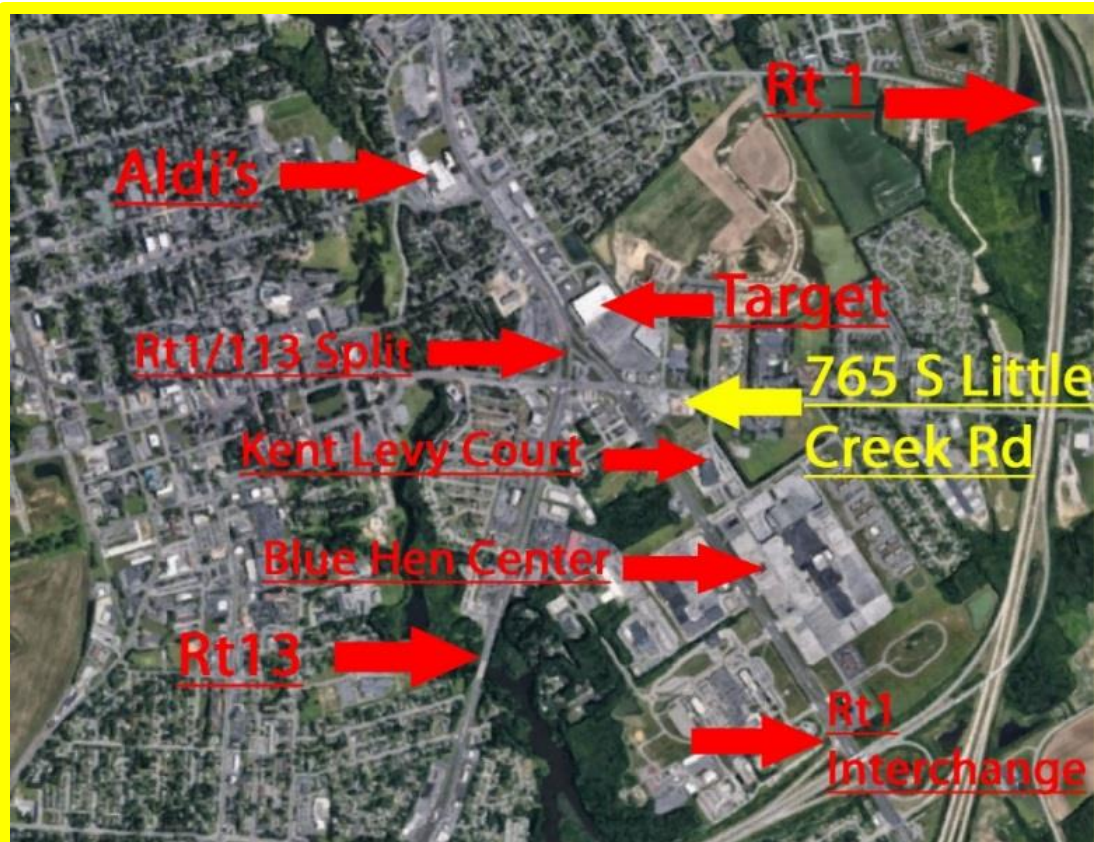
Land Area	126,000	sqft +/-
Frontage	400.00	ft +/-
Depth	465.00	ft +/-

Building Area	33,000	sqft +/-
AVAILABLE	27,000	sqft +/-

Year Built 1958

County Assessment	634,200	
County Taxes	14,490	\$20 +/- PSF Building Area
City of Dover Assessment	1,960,000	
City of Dover Taxes	8,624	\$60 +/- PSF Building Area
Total Property Tax	\$23,114.00	





FOR ADDITIONAL INFORMATION CONTACT:

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