



555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

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www.mcginnisrealty.com

FERGUSON PROPERTY
LOCATED IN PIER HEAD BUSINESS PARK
139 PIER HEAD BOULEVARD, SMYRNA, KENT COUNTY, DELAWARE 19977

OFFICE FILE #21005

FOR LEASE

**9,375 SQUARE FOOT COMMERCIAL BUILDING
WITH 1.5 ACRE FENCED YARD**



**1,200 SQUARE FOOT OFFICE * 6,915 SQUARE FOOT WAREHOUSE *
1,260 SQUARE FOOT SALES COUNTER**

MODERN BLOCK/STEEL FRAME CONSTRUCTION * 18' CEILINGS

LOCATED ON BUSY ROUTE 13

12' ELECTRIC OVERHEAD DOOR AT GRADE

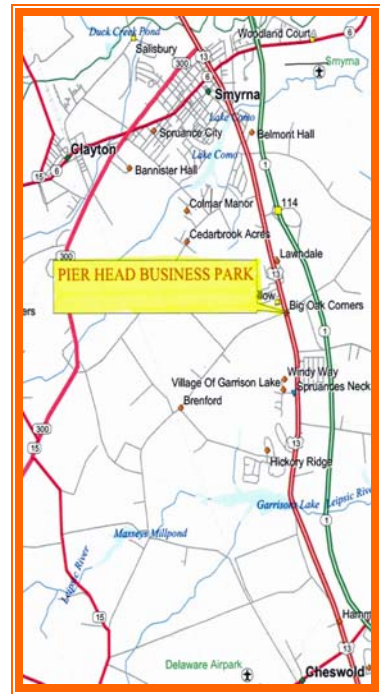
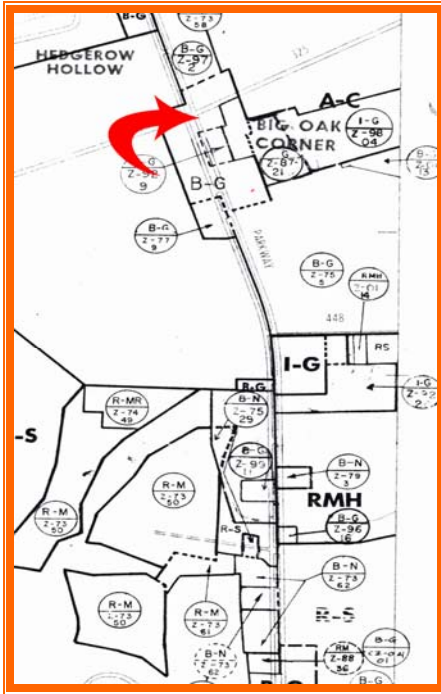
LESS THAN 1 MILE FROM SOUTH SMYRNA ROUTE 1 INTERCHANGE

PERFECT FOR CONTRACTOR, PLUMBING/ELECTRIC SUPPLY, ETC.

AVAILABLE NOW FOR \$5,500 PER MONTH, NET

**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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ENTRANCE IS ON ROUTE 13 JUST SOUTH OF SMYRNA

MODERN 1 STORY BUILDING WITH SEMI FINISHED OFFICE SPACE

WAREHOUSE AND OFFICE ARE SEPERATED BY A FIRE WALL

FIRE AND BURGLAR ALARM SYSTEMS

OFFICE HAS 3-ADA BATHROOMS, KITCHENETTE AND SHOWROOM SPACE

WAREHOUSE HAS GAS HEAT AND A 10X12 ELECTRIC OVERHEAD DOOR

DESIGNATED PARKING WITH ROOM FOR EXPANSION

LARGE FENCED YARD

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