



555 East Loockerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

FED EX DISTRIBUTION FACILITY

155 COMMERCE WAY, DOVER, KENT COUNTY, DELAWARE 19904
OFFICE FILE # 28023



FORMER FEDERAL EXPRESS DISTRIBUTION FACILITY

LEASE PRICE \$ 5.50 PER SQUARE FOOT, NET
\$71,280 PER YEAR / \$5,940 PER MONTH

12,960 SQUARE FEET AVAILABLE – 26 FOOT CEILINGS



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Property Identification ED05-076.11-01-44

Deed Reference D4631-0345

Zoning IPM INDUSTRIAL/WAREHOUSE CITY OF DOVER

Land Area	366,000	sq ft +/-	8.4 ACRES	acre
TOTAL BLD AREA	124,924	sq ft +/-		
AVAILABLE SPACE	12,960	sq ft +/-		
OFFICE	1,435	sq ft +/-	1.15%	
WAREHOUSE	11,525	sq ft +/-	9.23%	

Parking Spaces

25

Parking Ratio

0.10 per 500 sf

**City Tax
Assessment**

\$365,200

Per Sq Ft

\$2.92

Rate

\$0.330

Tax

\$1,205.16

Per Sq Ft

\$0.01

PROPERTY

**County Tax
Assessment**

\$1,350,800

Per Sq Ft

\$10.81

Rate

\$1.8519

Tax

\$25,015.47

Per Sq Ft

\$0.20

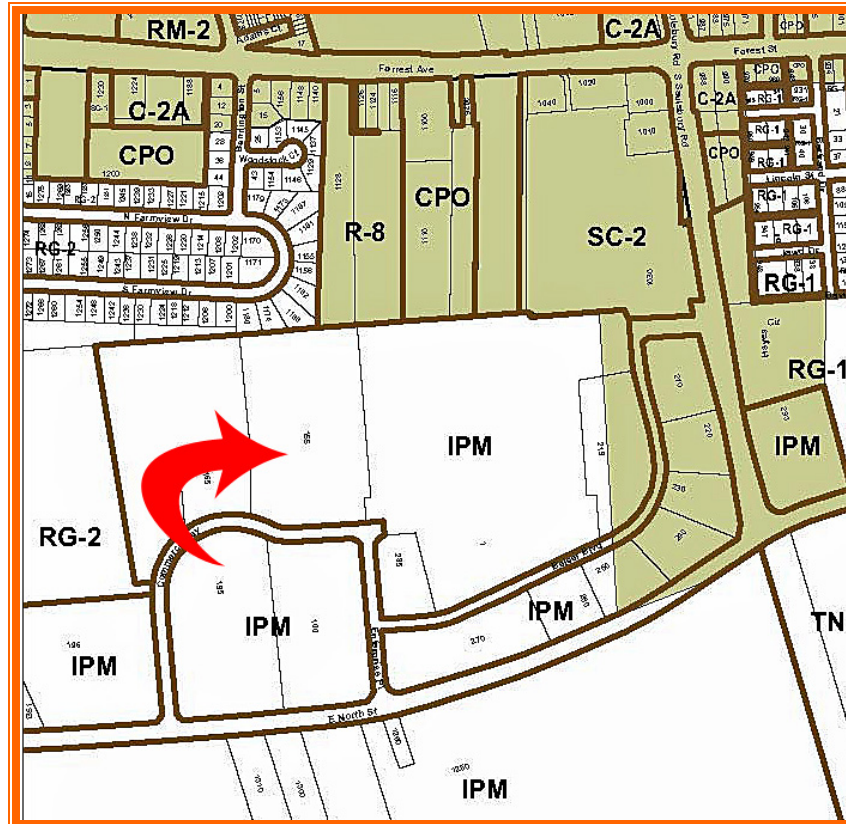
TOTAL PROPERTY TAX

\$26,220.63

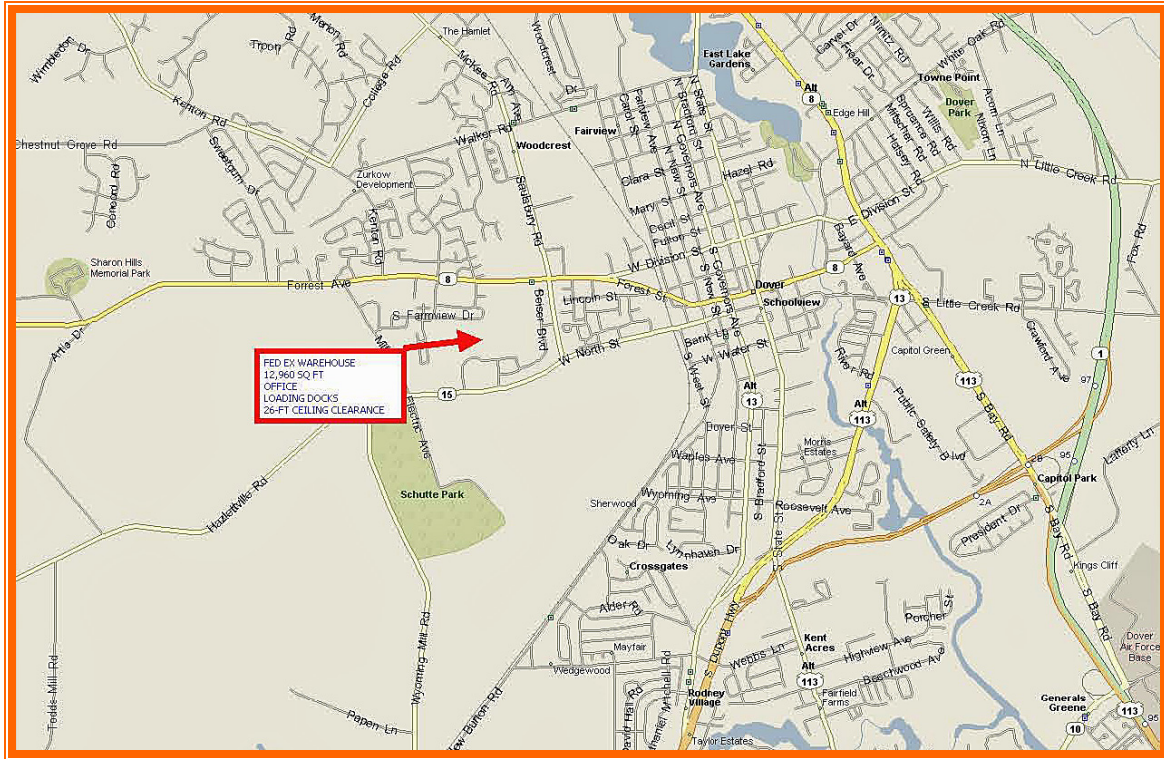
\$0.21

PROPERTY TAX FOR AVAILABLE SPACE

3,402.28



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VIEW FROM DOCK DOORS



VIEW OF DOCK DOORS



TYPICAL OFFICE SPACE

For More information Contact:
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 Fax: 302-736-2715
 Cell: 302-632-0859

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