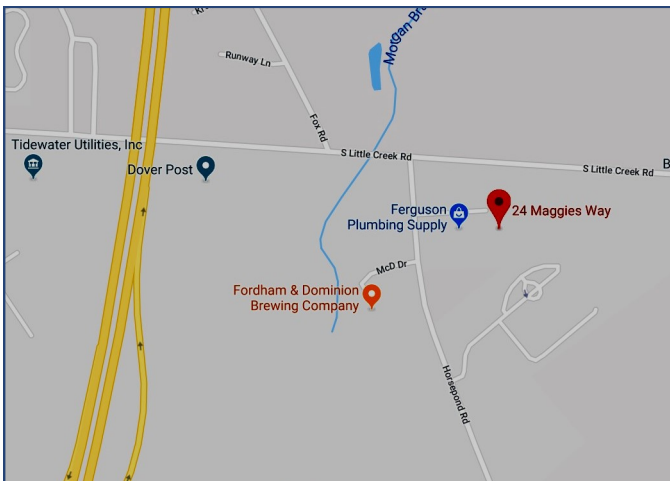


For Sale or Lease



24 Maggies Way, Bryan Business Park

Dover, DE



Property Information

- ⇒ 1.89+/- Acre Lot on Cul-de-sac
- ⇒ 18,500+/- SF Building, Flex Warehouse
- ⇒ Zoned C3
- ⇒ Lease Price: \$4.25 psf NNN
- ⇒ **Sale Price: \$1,200,000**

Demographics	1 Mile	3 Miles	5 Miles
Population	1,862	29,964	64,510
Median Income	\$33,917	\$41,312	\$51,053

For more information contact:

Charlie Rodriguez

302-674-3400

ccrod1@aol.com

All information contained herein is believed to be accurate, however was obtained from third parties and R & R Commercial Realty, Inc. does not warrant as to the accuracy submitted, subject to changes or modification without notice. Listing Broker represents the sellers interest.

R&R Commercial Realty

46 South State Street
Dover, Delaware 19901

www.RandRCommercialRealty.com

302-674-3400 (Office)

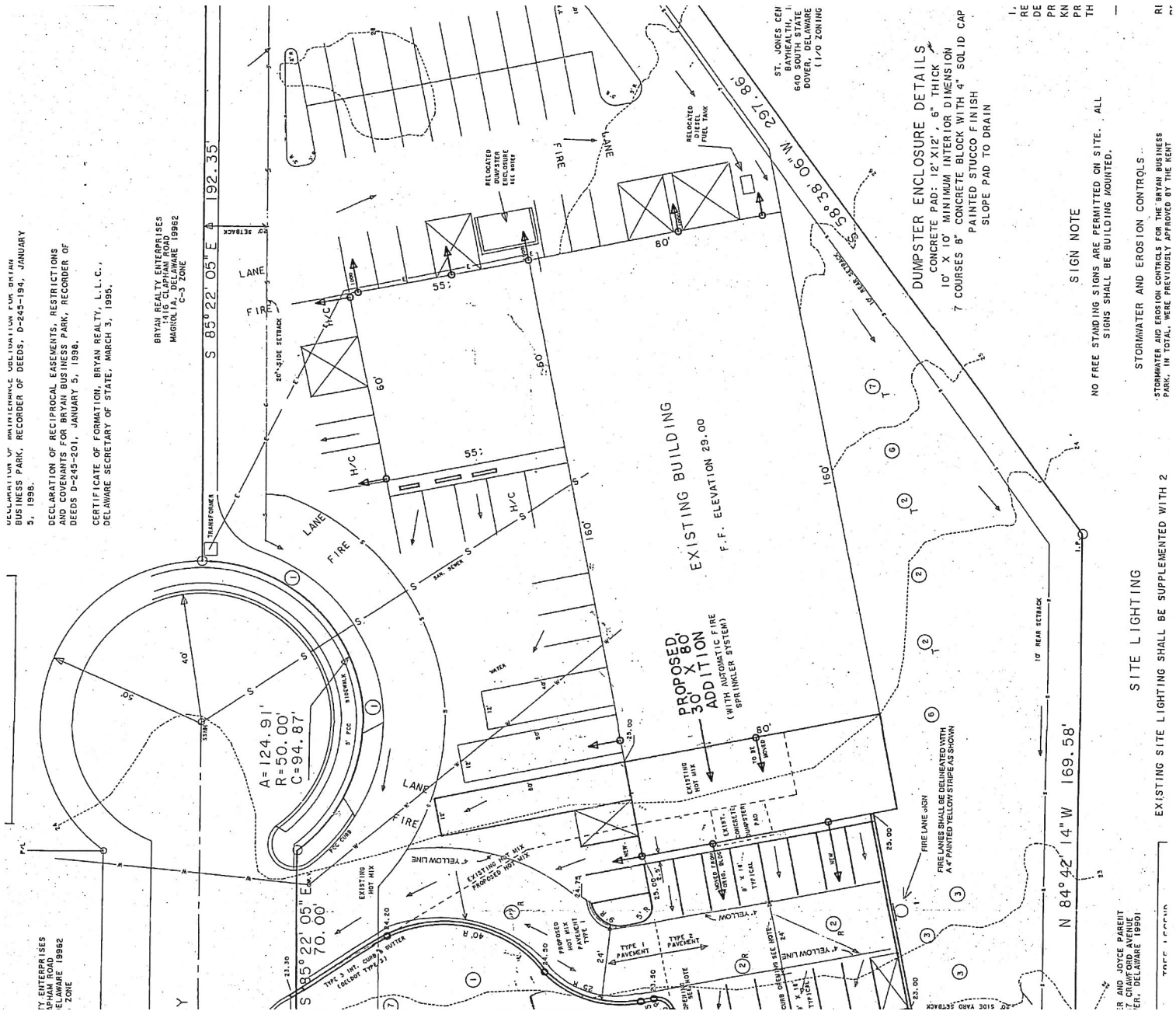
302-674-8479 (Fax)

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Dover, DE



DECLARATION OF RECIPROCAL EASEMENTS, RESTRICTIONS AND COVENANTS FOR BRYAN BUSINESS PARK, RECORDER OF DEEDS D-245-201, JANUARY 5, 1998.

CERTIFICATE OF FORMATION, BRYAN REALTY, L.L.C., DELAWARE SECRETARY OF STATE, MARCH 3, 1998.

BRYAN REALTY ENTERPRISES
1415 CLAPHAM ROAD
MAGGIE, DE, DELAWARE 19962
G-3 ZONE

DUMPSTER ENCLOSURE DETAILS
CONCRETE PAD: 12' X 12', 6" THICK
10' X 10' MINIMUM INTERIOR DIMENSION
7 COURSES 8" CONCRETE BLOCK WITH 4" SOLID CAP
PAINTED STUCCO FINISH
SLOPE PAD TO DRAIN

SIGN NOTE
NO FREE STANDING SIGNS ARE PERMITTED ON SITE. ALL SIGNS SHALL BE BUILDING MOUNTED.

STORMWATER AND EROSION CONTROLS
STORMWATER AND EROSION CONTROLS FOR THE BRYAN BUSINESS PARK, IN TOTAL, WERE PREVIOUSLY APPROVED BY THE DEPT

SITE LIGHTING
EXISTING SITE LIGHTING SHALL BE SUPPLEMENTED WITH 2

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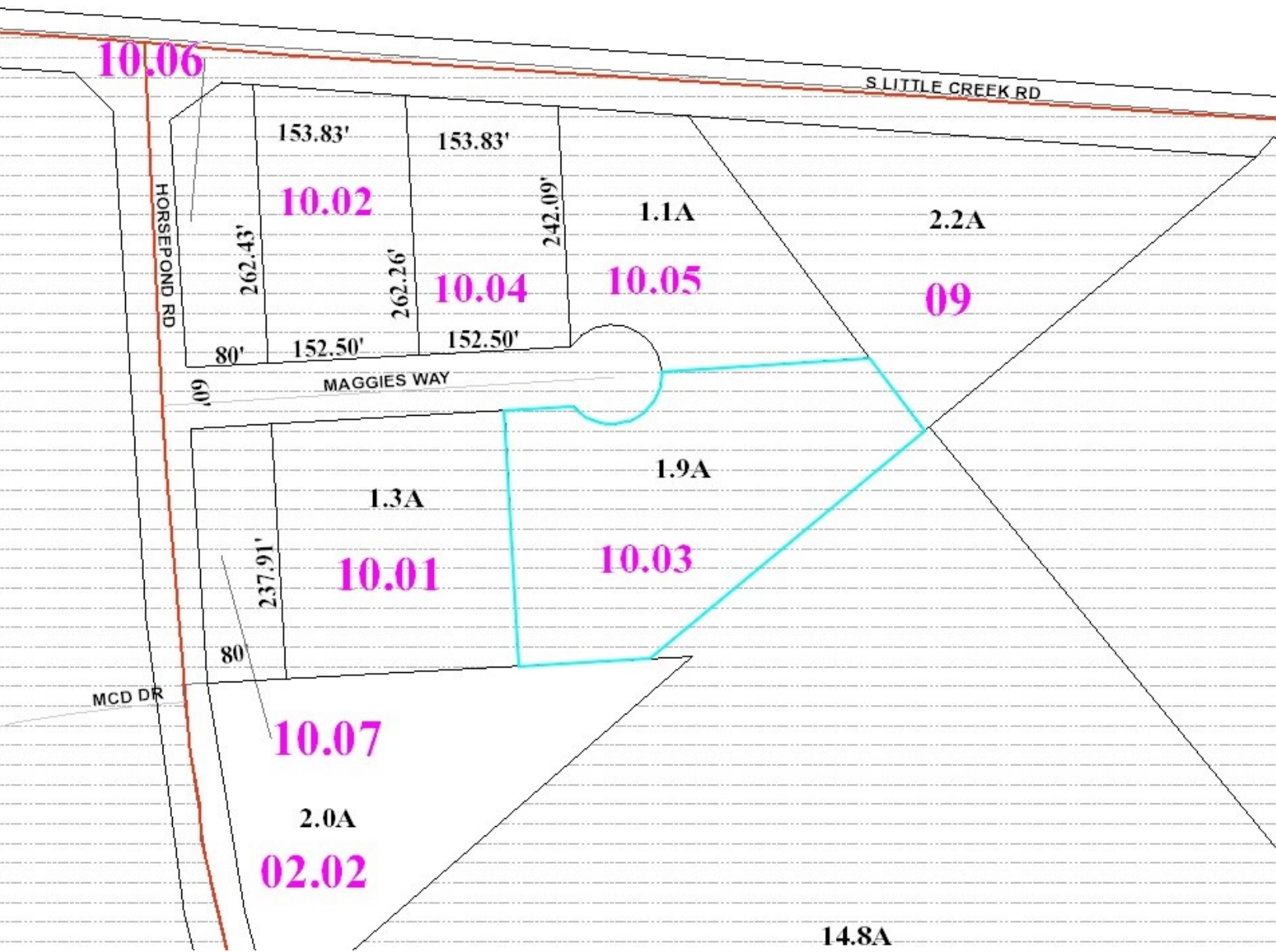
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