

WAREHOUSE
SPACE
FOR LEASE

2 UNITS
AVAILABLE

8,500+/- SF
&
54,000+/- SF



R & R COMMERCIAL REALTY

46 SOUTH STATE STREET
DOVER, DE 19901

WWW.RANDRCOMMERCIALREALTY.COM

CHARLES RODRIGUEZ

BROKER

(302) 674-3400 OFFICE

(302) 423-3400 CELL

CCROD@RANDRCOMMERCIALREALTY.COM

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OVERVIEW

Large warehouse with two spaces available. Building is fully sprinklered and units have dock door access. Easy access to Route 1, Route 13, Route 8 and other major shipping arteries. Immediate occupancy available with pricing from \$4.75 psf.

PROPERTY HIGHLIGHTS

- Fully Sprinklered
- Large Spaces
- Dock Doors
- Zoned IPM

PROPERTY SUMMARY

- 2 Spaces Available
- Pricing from \$4.75 psf
- Immediate Occupancy

LOCATION HIGHLIGHTS

- Easy Access to All Major Routes



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SUITE 1

- 8,500+/- SF
- 1 Dock Height Door
- Fully Sprinklered
- \$6.00 psf Gross
- \$4,250/mo Gross



SUITE 2

- 54,000+/- SF
- 2 Dock Height Doors
1 Drive In Door
- Fully Sprinklered
- \$4.75 psf Modified Gross
- \$21,375/mo Modified Gross



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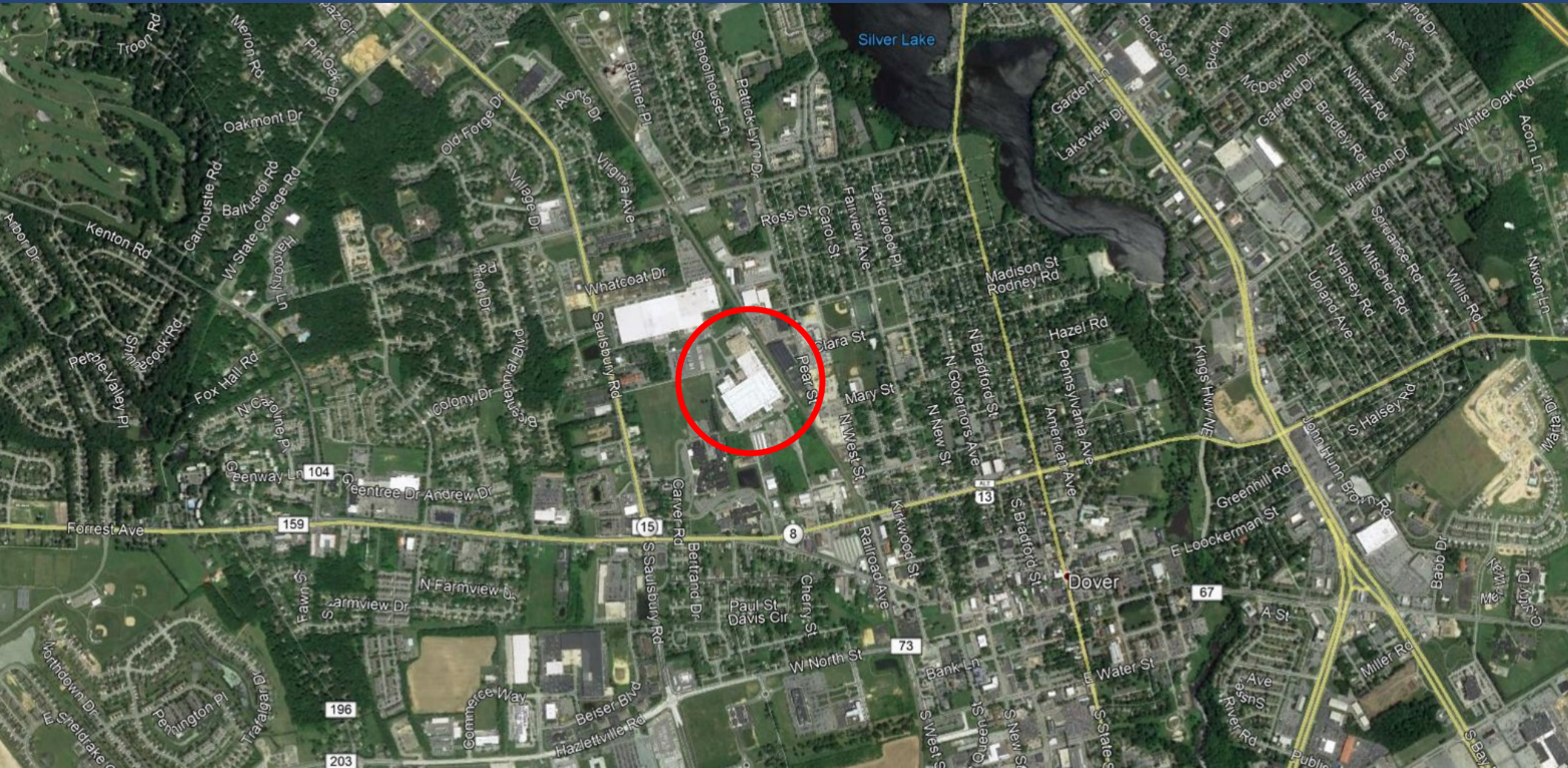
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COMMUNITY OVERVIEW

Delaware's capital city, Dover is the beating heart of the mid-state economy, with almost 160,000 people residing in Dover's metro area. Most of the state's government agencies are headquartered here, along with several large business and industrial concerns. Dover is home to three colleges and two university satellite campuses. The mix of state agencies, established business presence and access to education make Dover an economic powerhouse in the state with a well-trained, highly skilled workforce.

Poised for growth, the city's low tax burden, below average construction costs and affordable real estate give it a significant competitive advantage over its neighbors. An ever-improving quality of life for average residents make it an attractive place for people to live, play and work.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	12,024	52,847	83,881
MEDIAN HH INCOME	\$ 52,296	\$ 51,441	\$ 54,408
MEDIAN AGE	37.7	38.1	38.1
HOUSEHOLDS	4,599	20,059	31,263

TRAFFIC COUNTS

15,061 CARS PER DAY ON FORREST AVE
14,894 CARS PER DAY ON SAULSBURY RD



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With more than 80 years of combined professional experience, R&R is one of the most visible and respected real estate firms in Delaware, and throughout the Delmarva region. Our in-depth knowledge of the local markets, along with our extensive national and regional contacts, provide our clients with the broadest exposure and best service available. Specializing in leasing and sales of all types of retail, office, and industrial spaces, our team is here to help with all of your commercial real estate and property management needs.

CHARLES RODRIGUEZ - Broker

ccrod@randrcommercialrealty.com

(302) 674-3400 Office

(302) 423-3400 Cell

Licensed as a broker in Delaware since 1996 and Maryland since 1997, Charles Rodriguez is one of Delmarva's preeminent commercial real estate brokers. With a long history of closed deals and satisfied customers, he's built R&R Commercial Realty on the bedrock of proven performance.



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