



**MCDANIEL BUSINESS PARK PROPERTY
1277-1305 McD Drive, Dover Delaware
FOR SALE \$5,750,000**

- 42 ACRES WITH 44,100 SQUARE FEET OF BUILDING SPACE
- 19,100 SQUARE FOOT FREE STANDING BUILDING IS CURRENTLY VACANT
- INCOME PRODUCING, OWNER OPERATOR, ROOM FOR EXPANSION
- 3 MILES FROM THE ROUTE 1 INTERCHANGE AND US Rt 13
- LESS THAN 5 MILES FROM DOWNTOWN DOVER * ZONED INDUSTRIAL
- 6 CURRENT LONG TERM TENANTS * ANNUAL INCOME \$372,137
- VACANT BLD = 19,100 SQUARE FEET @ \$8.00 PSF = ANNUAL INCOME \$196,855

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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