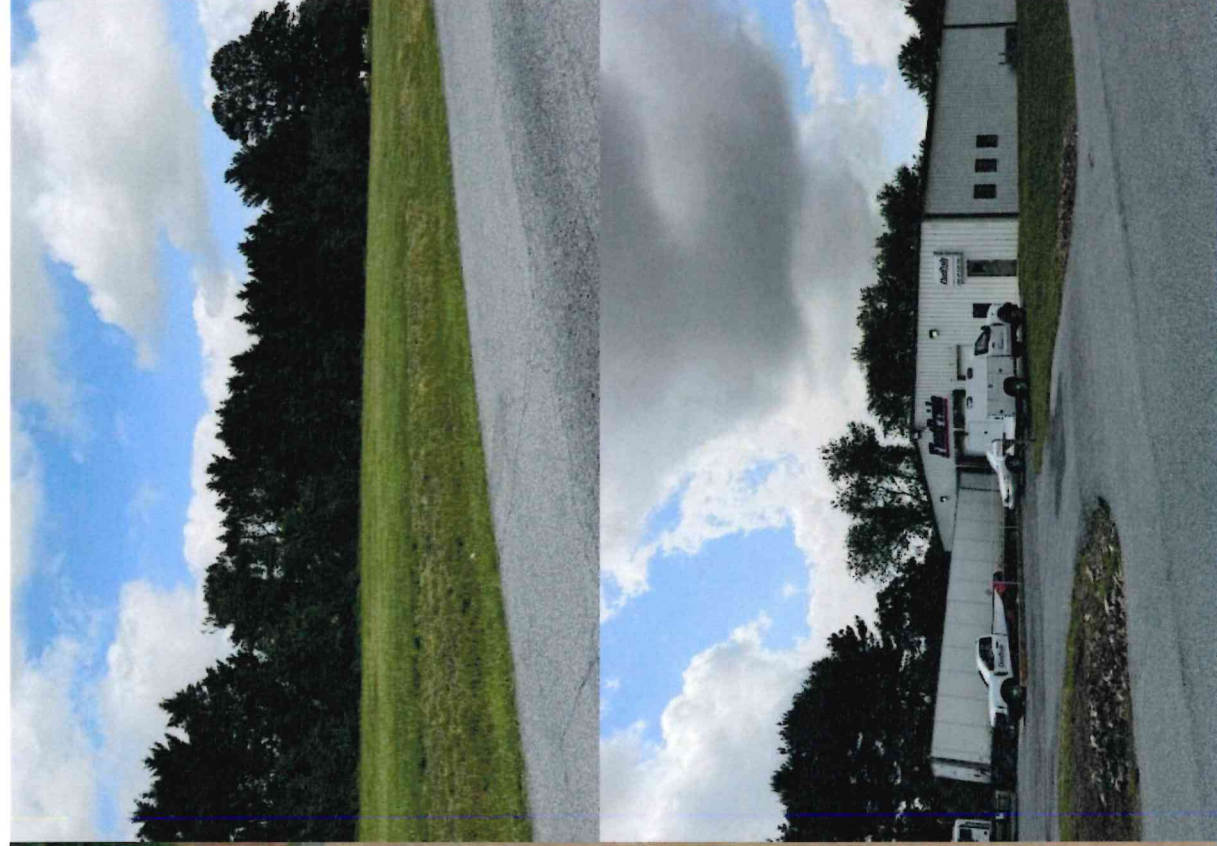
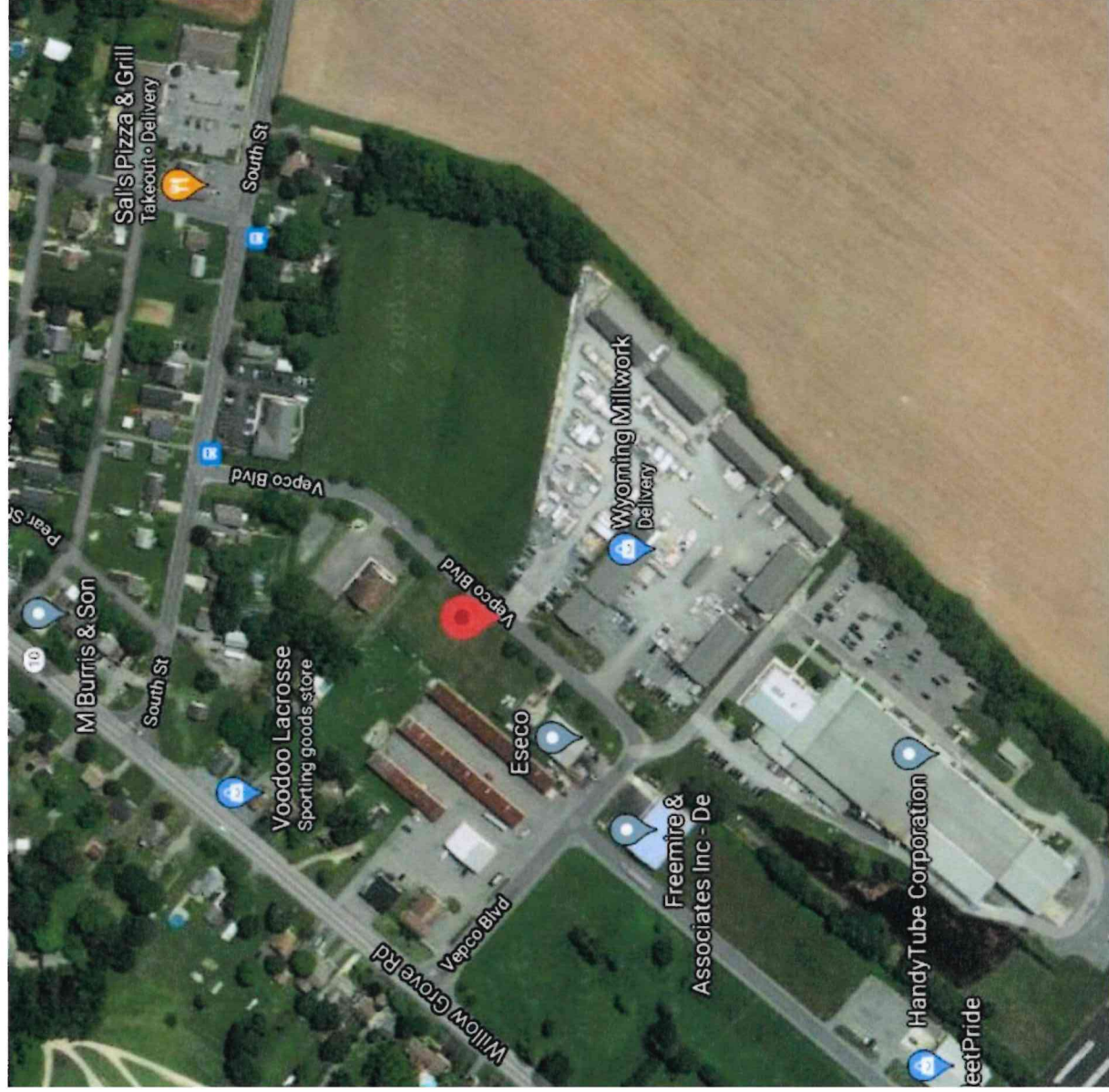




VEPCO PARK

SOUTH ST
CAMDEN WYOMING, DE 19934





South Street, Camden-Wyoming, DE	Zoned C-1	7-02-09410-02-6500-000	0.23	Land
South Street, Camden-Wyoming, DE	Zoned C-1	7-02-09410-02-6900-000	0.19	Land
12260 Willow Grove Road, Camden-Wyoming, DE 19934	Zoned C-1	7-02-09410-02-5500-000	0.3158	Building 2,346 +/- sf Needs demolished
12244 Willow Grove Road, Camden-Wyoming, DE 19934	Zoned C-1	7-02-09410-02-5600-000	0.4452	Building 4,802 +/- sf Needs demolished
81 Vepco Court, Camden-Wyoming, DE 19934	Zoned C-2	7-02-09400-01-0104-000	0.8156	Building 7,448 +/- sf Warehouse multi-Tenant options
Vepco Blvd., Camden-Wyoming, DE 19934	Zoned C-2	7-02-09400-01-0105-000	0.7667	Land
Vepco Blvd., Camden-Wyoming, DE 19934	Zoned C-2	7-02-09400-01-0106-000	0.6157	Land
Vepco Blvd., Camden-Wyoming, DE 19934	Zoned C-2	7-02-09400-01-0107-000	0.6157	Land
Vepco Blvd., Camden-Wyoming, DE 19934	Zoned C-2	7-02-09400-01-0108-000	0.6157	Land
Vepco Blvd., Camden-Wyoming, DE 19934	Zoned C-2	7-02-09400-01-0109-000	0.6391	Land
Vepco Blvd., Camden-Wyoming, DE 19934	Zoned C-2	7-02-09400-01-0110-000	0.5968	Land
Vepco Blvd., Camden-Wyoming, DE 19934	Zoned C-2	7-02-09400-01-0111-000	0.6157	Land
Vepco Blvd., Camden-Wyoming, DE 19934	Zoned C-2	7-02-09400-01-0112-000	0.6705	Land
65 Vepco Blvd., Camden-Wyoming, DE 19934	Zoned C-2	7-02-09400-01-0113-000	0.9349	Building 8,400 +/- sf Warehouse multi-Tenant options

Address of the Property Zoning Tax Map # Acreage Building or Land

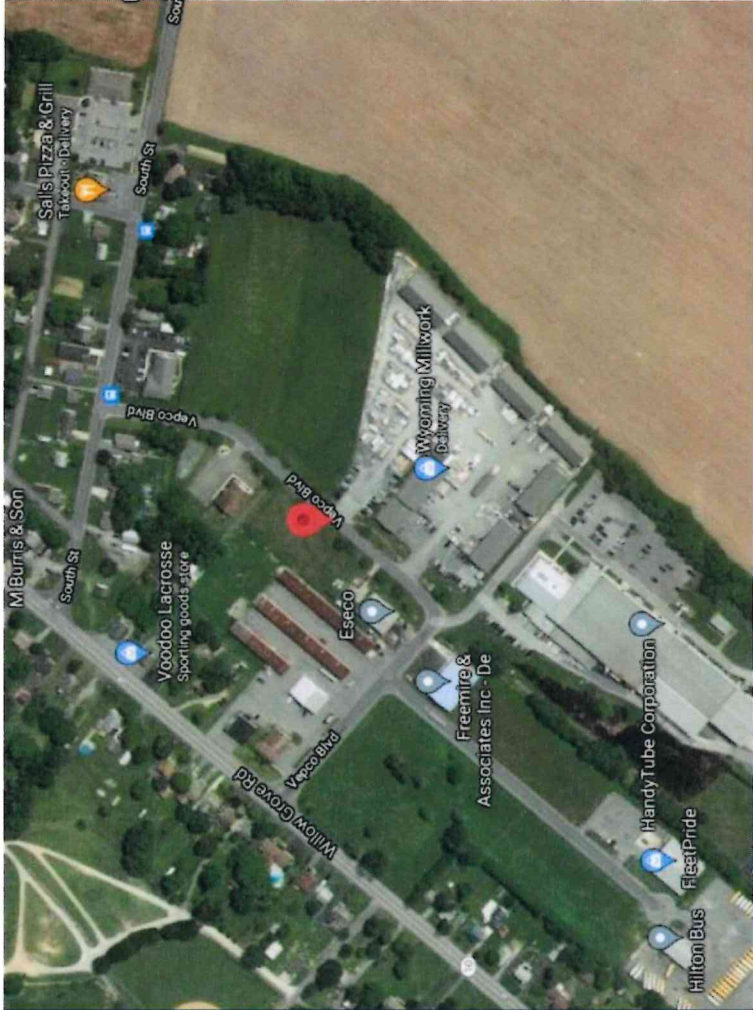
Building 3,900 +/- sf Single Tenant	7-02-09400-01-0114-000	1.0876	Building 9,568 +/- sf Tenant Fleet Pride	7-02-09400-01-0204-000	1	Building 3,450 +/- sf Hilton Bus	7-02-09400-01-0205-000	3.7953	Vepco Court, Camden- Wyoming, DE 19934	Zoned C-2	7-02-09400-01-0206-000	0.6	Land	Vepco Court, Camden-Wyoming, DE 19934	Zoned C-2	7-02-09400-01-0207-000	0.6	Land	Vepco Court, Camden-Wyoming, DE 19934	Zoned C-2	7-02-09400-01-0208-000	0.6	Land	Vepco Court, Camden-Wyoming, DE 19934	Zoned C-2	7-02-09400-01-0209-000	0.6	Land	Vepco Court, Camden-Wyoming, DE 19934	Zoned C-2	7-02-09400-01-0210-000	0.5	Land	Vepco Blvd., Camden-Wyoming, DE 19934	Zoned C-2	7-02-09400-01-0211-000	1.6597	Land
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Total Acreage

18.51

INVESTMENT SUMMARY

This is a prime investment opportunity or redevelopment of an established Business Park with the option to expand. This park features two entrances one off of South St and one off of Route 10 in Camden Wyoming, De 19934. The opportunity consists of raw land and a few tenant occupied parcels. There is a total of 18.51 +/- acres within the Vepco park offered in this sale. There are 5 total tenants situated on some of the parcels. This unique opportunity offers an investor multiple options. The site is situated right in the heart of one of the fastest growing areas in Delaware for Commercial and Residential. Camden continues to grow due to its convenient location being situated so close to Route 1 and Route 13.



PROPERTY SUMMARY

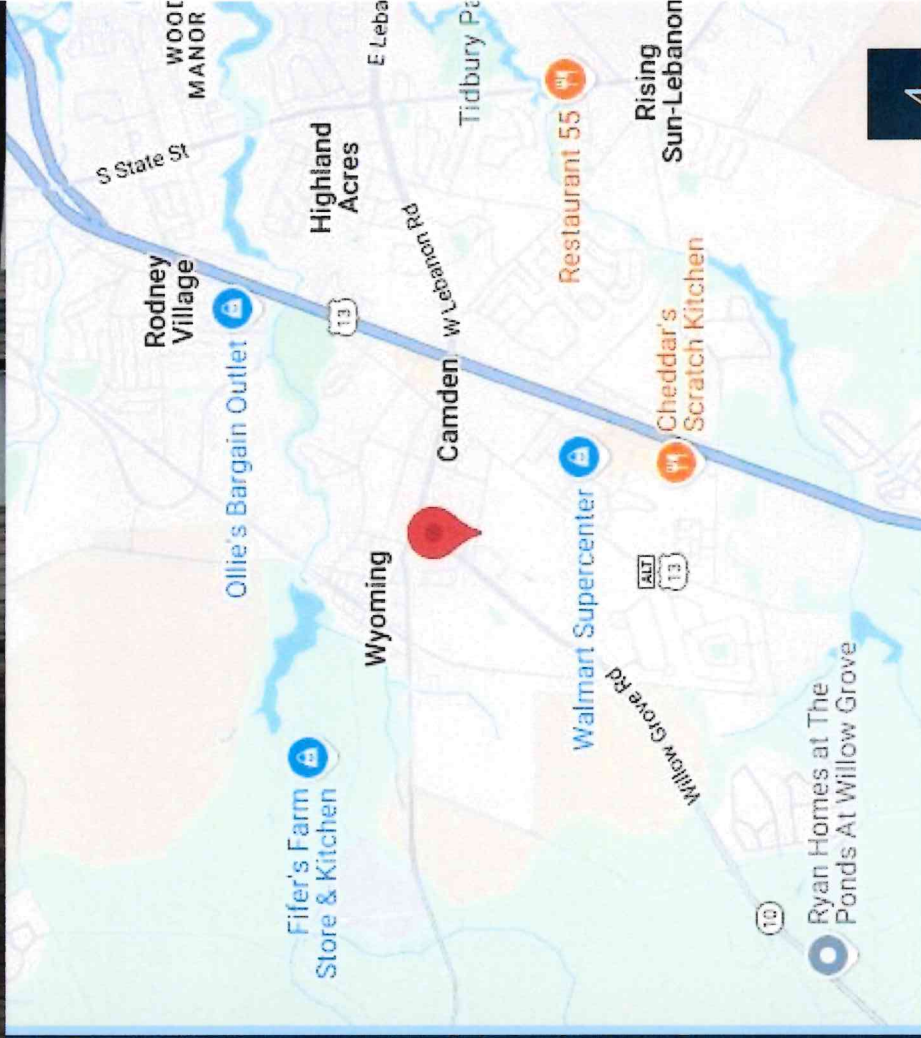
Offering Price	\$7,000,000.00
County	Kent
Zoning	Zoned C1 and C2,
Location	Vepco Park

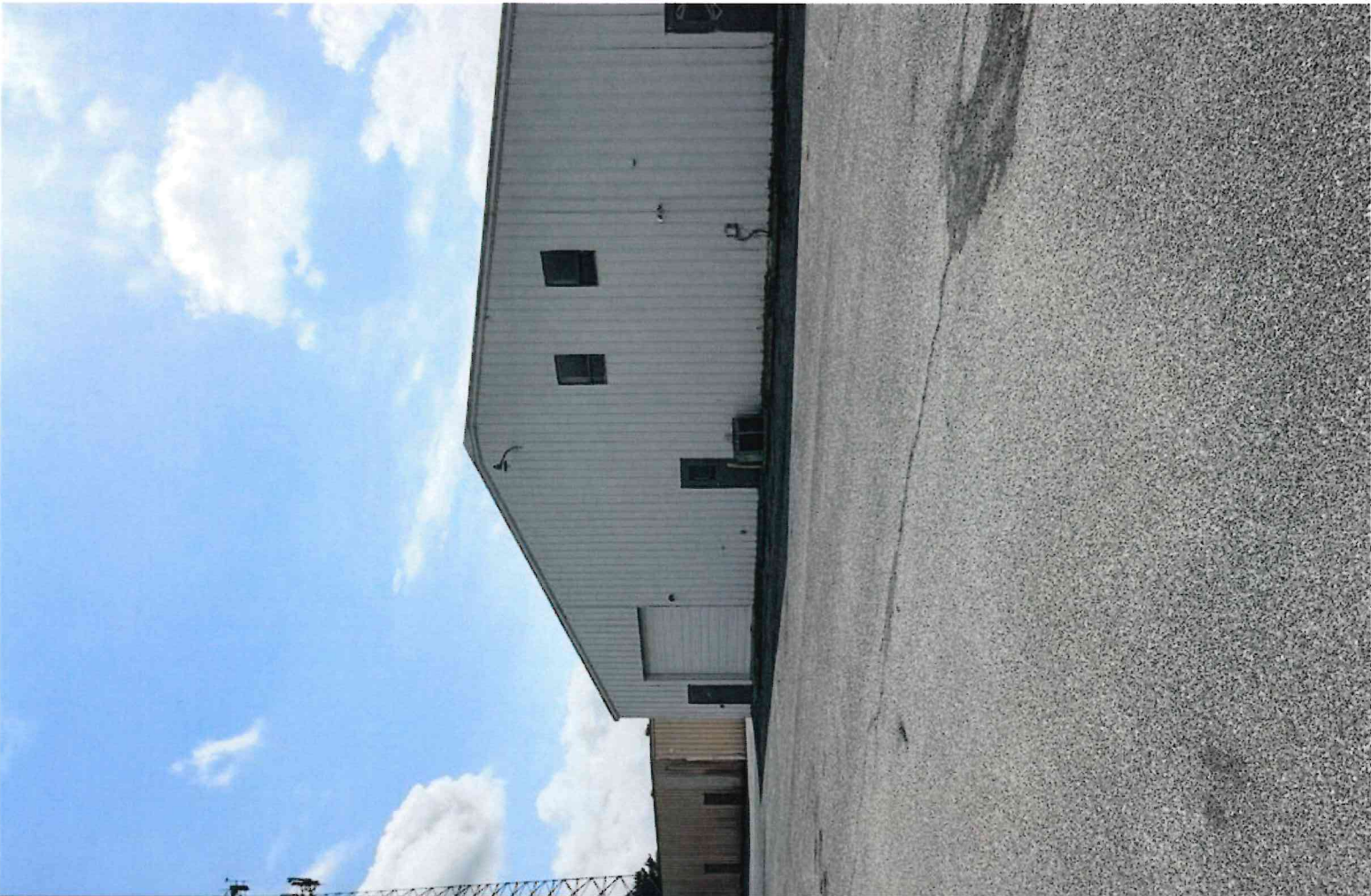




INVESTMENT HIGHLIGHTS

- Property has 5 Tenants
Handytube
Hilton Bus
Wolf Distributing
Cell Phone Tower
Fleet Pride
- There is a total of 23 Parcels
Comprising of 18.51 +/- acres
7 Parcels have buildings situated thereon
16 Parcels are raw land

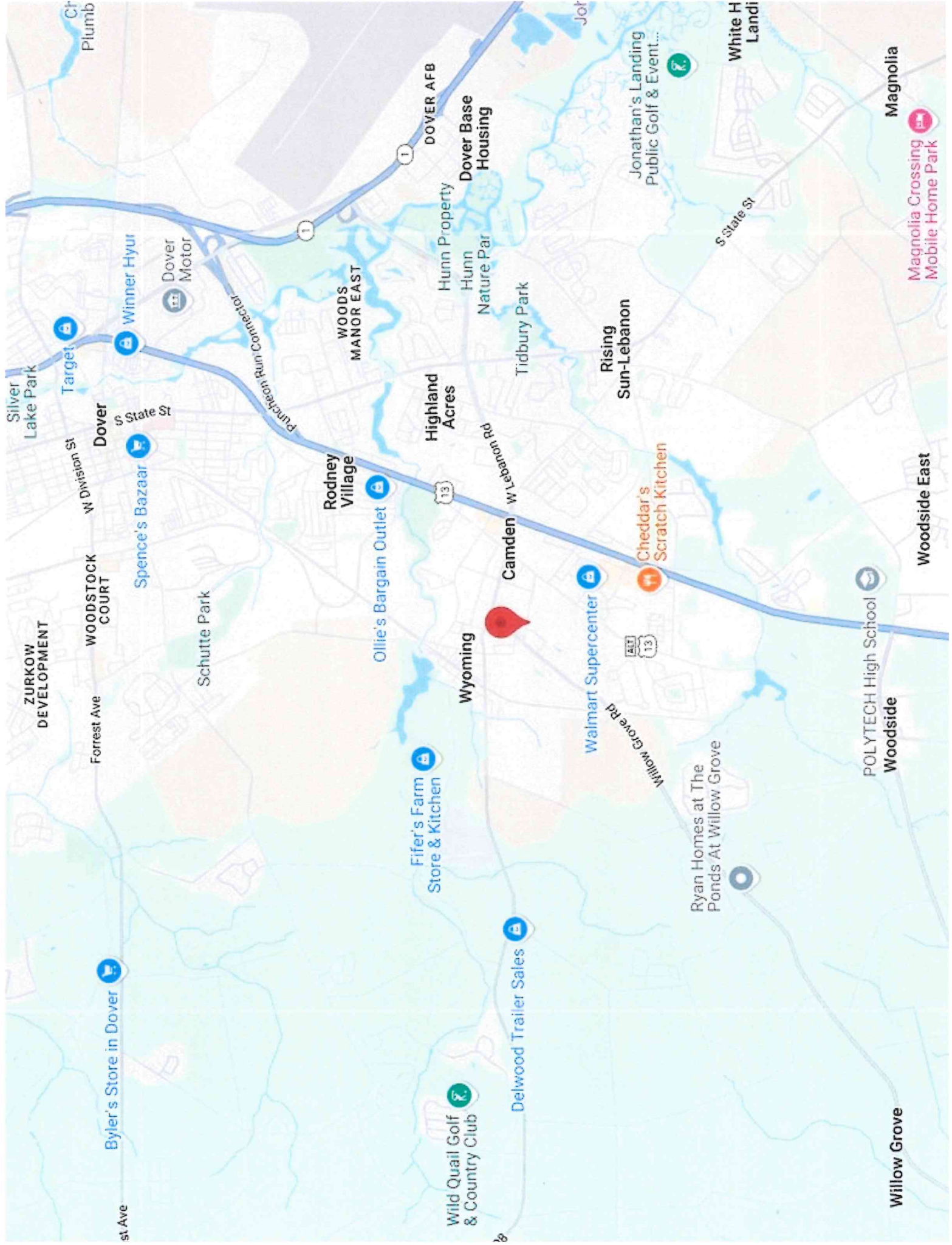


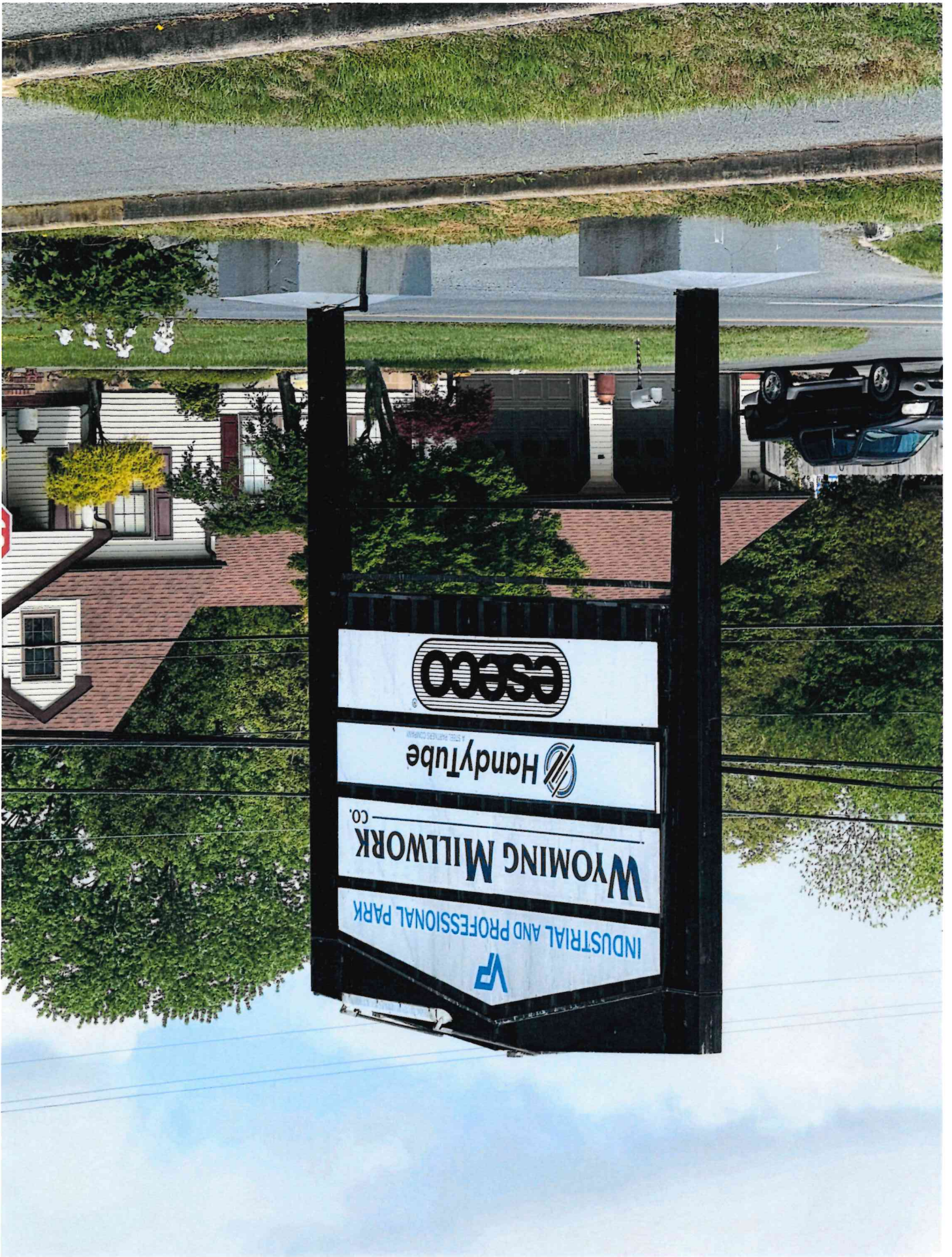


LOCATION HIGHLIGHTS

- Vepco Park is located in a prime location, in close proximity to Route 13 and Route 1, located in the highly sought after Camden industrial market with expansive growth and development opportunities.
- Strategically located 5 minutes from Dover Air Force Base, and with close access all major highways, maximize the amount of same-day tasks you can accomplish in your business.
- Your chance to expand your property portfolio into the Camden area which has seen a surge in demand in recent years.
- Covering an entire block in Vepco Park this multi-use industrial park can accommodate multiple tenants with separate access points.







CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from R AND R COMMERCIAL REALTY and it should not be made available to any other person or entity without the written consent of R AND R COMMERCIAL REALTY.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to R AND R COMMERCIAL REALTY. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. R AND R COMMERCIAL REALTY has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, R AND R COMMERCIAL REALTY has not verified, and will not verify, any of the information contained herein, nor has R AND R COMMERCIAL REALTY conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE R AND R COMMERCIAL REALTY ADVISOR FOR MORE DETAILS.

EXCLUSIVELY PRESENTED BY:

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