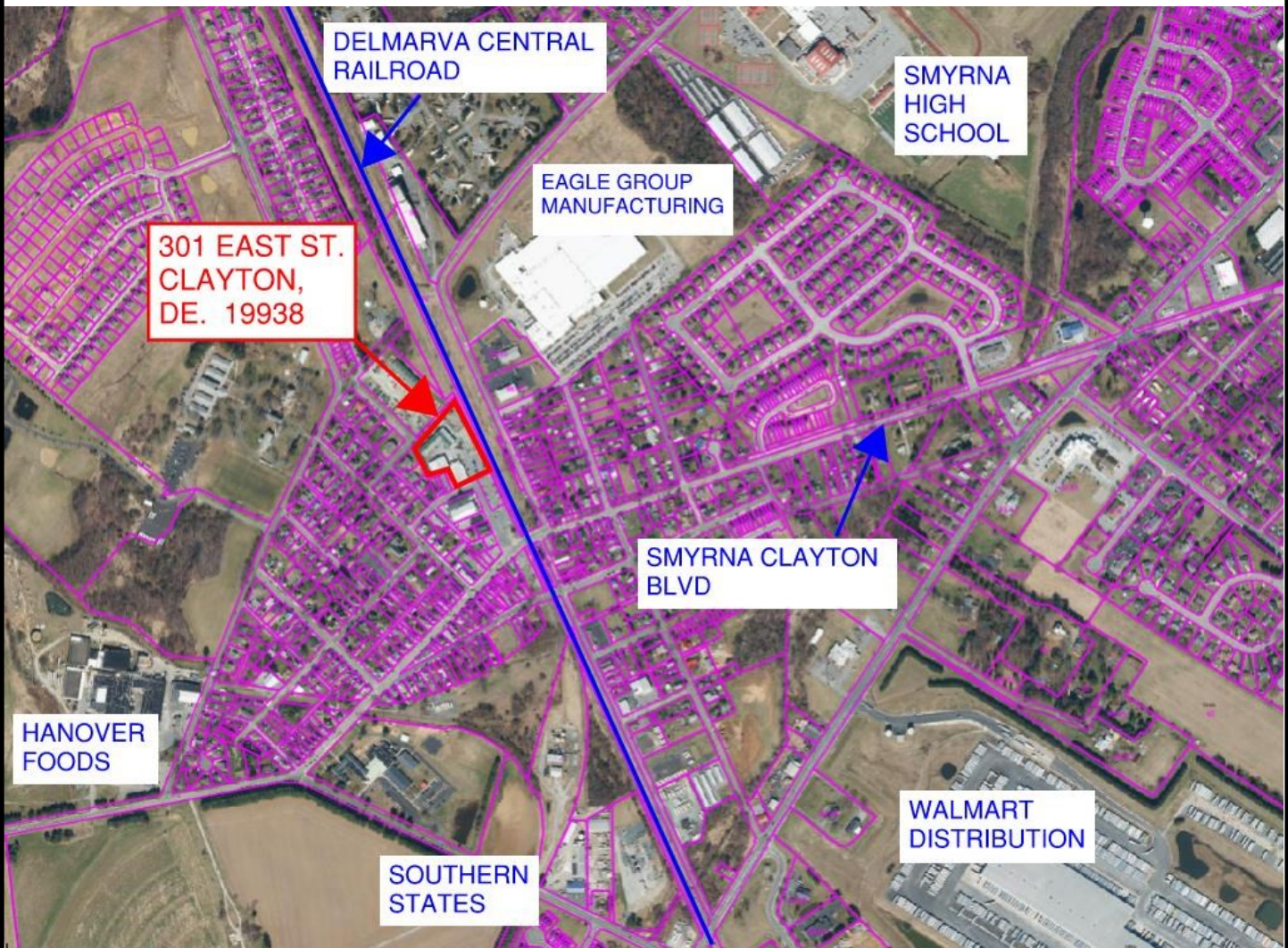




CLAYTON RAILROAD INDUSTRIAL

**-29,000 +/- SQFT UNDER ROOF-
-FOR SALE. \$2,249,000/SQFT-
-ZONED INDUSTRIAL-
-301 EAST ST. CLAYTON, DE 19938-**

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



- 12,000 +/- SQFT SHOWROOM/RETAIL --
- 18,000 +/- SQFT WAREHOUSE/STORAGE —
- OPPORTUNITY ZONE —
- DOWNTOWN DEVELOPMENT DISTRICT —
- CITY OF CLAYTON ELECTRIC, TRASH, AND SEWER —
- CHESAPEAKE UTILITIES NATURAL GAS. ARTISIAN WATER —
- 2023 COUNTY TAX \$5,487. CLAYTON TAX \$2,262 —



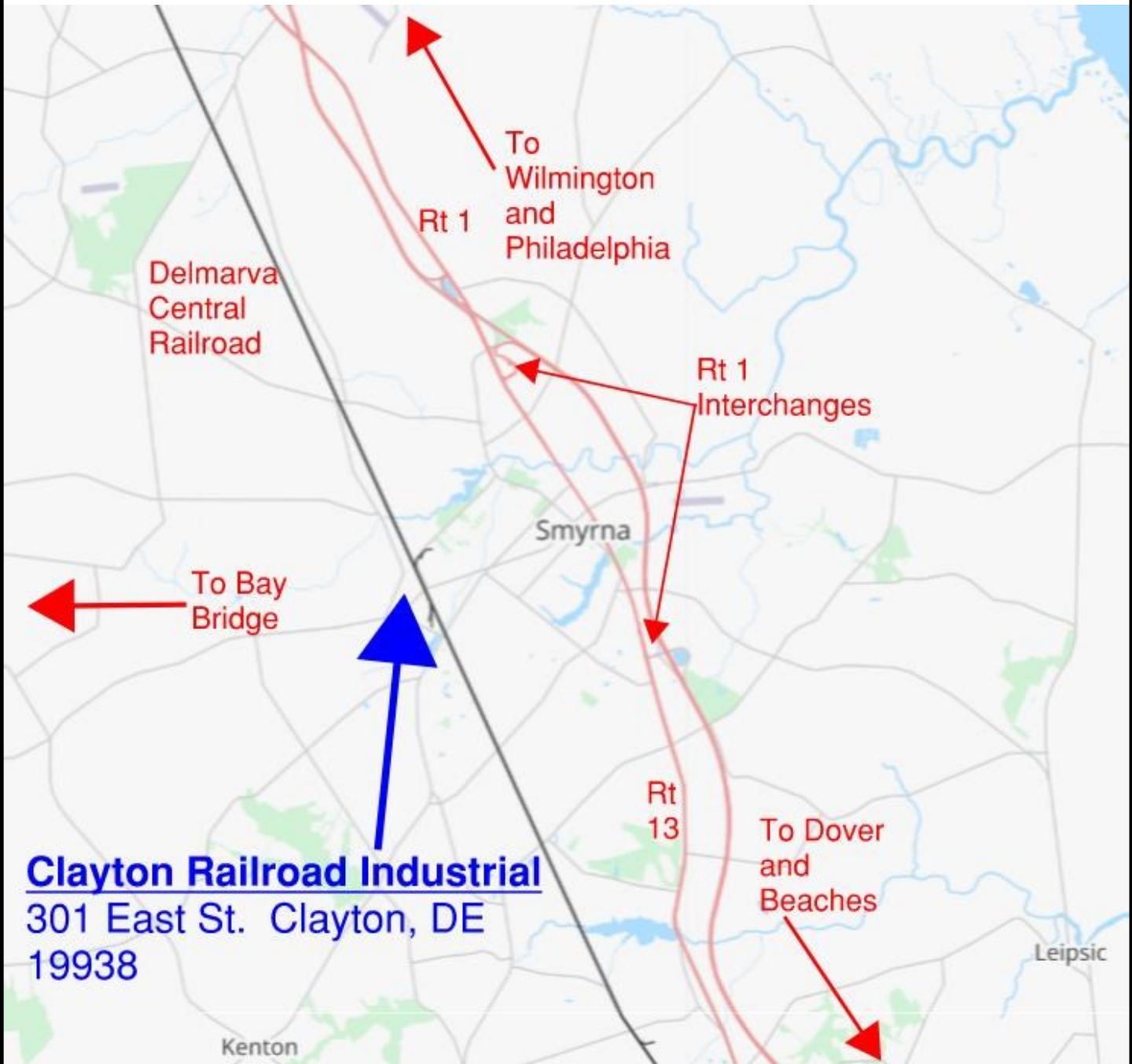
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Jeff@themovingexperienceDE.com





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-LESS THAN 3 MILES TO RT 1 INTERCHANGES AND RT 13-

-DELMARVA CENTRAL RAILROAD ACCESS-

-43 +/- MILES WEST TO CHESAPEAK BAY BRIDGE-

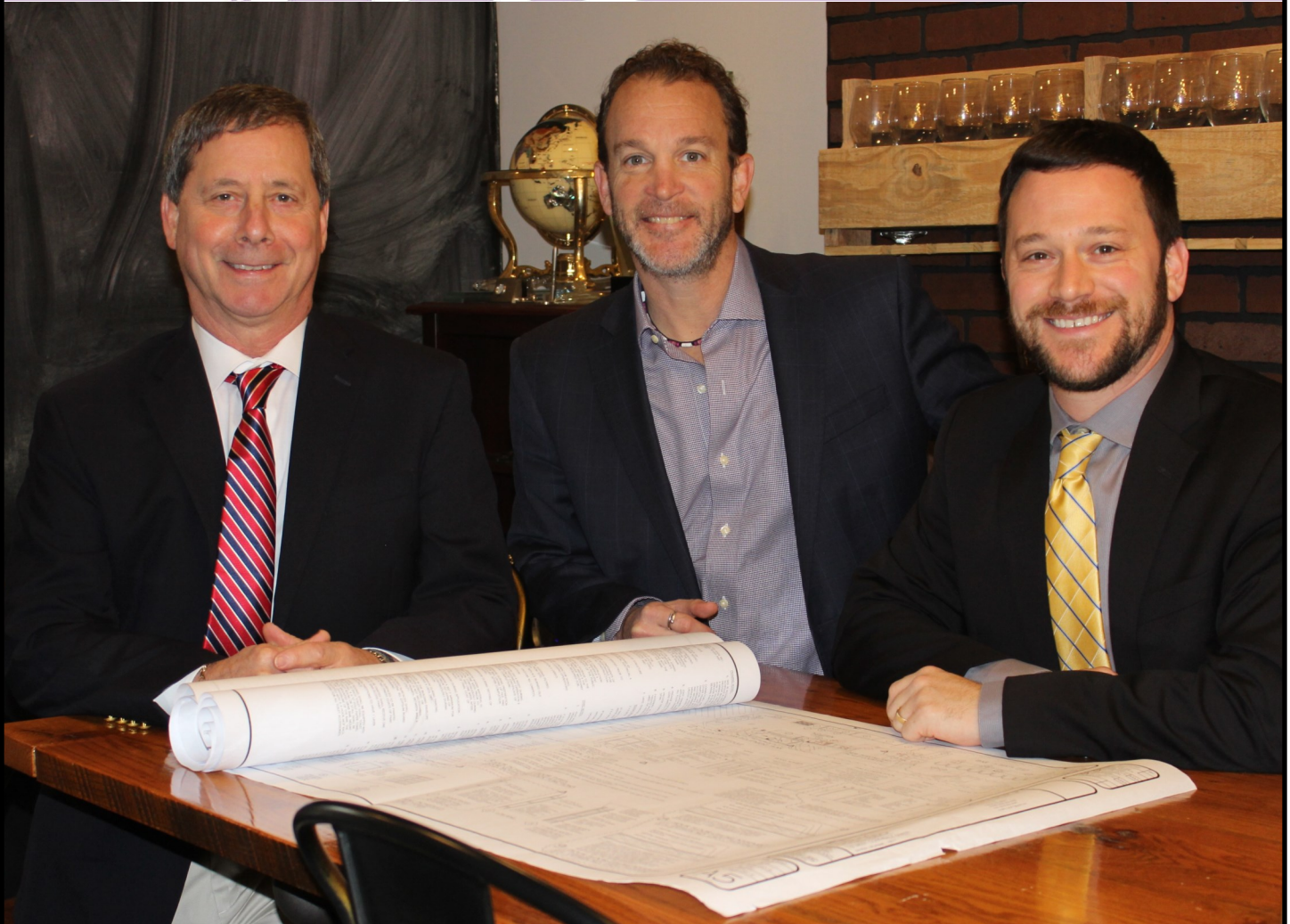
-35 MILES NORTH TO WILMINGTON AND SOUTH TO DELAWARE BEACHES-

**-CLOSE TO MAJOR NORTHEAST METROPLITAN AREAS-
-EASY ACCESS TO CHESAPEAKE BAY BRIDGE, INTERSTATE 95, AND NJ TURNPIKE-**





COMMERCIAL
MOVING EXPERIENCE
REAL ESTATE



The Commercial Moving Experience provides the commercial real estate user, owner and developer with real solutions to their business and operational space requirements. We have earned a reputation for a service-first approach and superior market knowledge. Chuck Spiegelman has Over 20 Years in selling and leasing of industrial, office, flex, retail, land, medical and research & development properties.

Our reach is national, but our expertise is LOCAL market implementation. This allows us to provide seamless, consistent execution and value driven market-to-market commercial real estate services.

Our team understands real estate and accountability. They provide an expert approach to leasing, selling, buying, operational efficiencies, property management, valuation, development, research and consulting.

We are your commercial property strategist providing value and custom solutions, enabling our clients to make profitable decisions. Our comprehensive commercial real estate services are provided to sellers, buyers, owners, tenants, investors, corporations and developers.

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