



GARRISON OAK COLD STORAGE

\$1,996,400 - PRICE REDUCED

**LAND. FULL APPROVAL FOR 165,000 SQFT UNDER ROOF
-ZONED IPM2 BUSINESS AND TECHNOLOGY CENTER-
-451 GARRISON OAK DR. DOVER, DE 19901-**

**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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-40K GALLONS FRESH WATER IN. 16-INCH WATER MAIN-

-10-INCH AND 12-INCH LINE WITH PUMP STATION-

-30K GALLONS WASTE-WATER OUT PER LOT-

69KV LOOP CONNECTED TO 230V/600MW PRIMARY SUBSTATION (ETA Q4 2025)

-APPROXIMATELY 20MW AVAILABLE ELECTRIC PER LOT WHEN COMPLETE-

-4-INCH NATURAL GAS LINE-

-24 CORE FIBER OPTIC CABLE ON WHITE OAK ROAD. VERIZON FIOS SERVICE-

**-ELIGIBLE FOR ALTERNATIVE SITE FRAMEFORM "ASF" STATUS OF FOREIGN
TRADE ZONE 99-**

-GOVERNMENT MAINTAINED STORM PONDS AND ROADS-

-CITY OF DOVER TAX RATE \$.455 PER \$100 OF ASSESSED VALUE-

-KENT COUNTY TAX RATE \$.0572 PER \$100 OF ASSESSED VALUE-

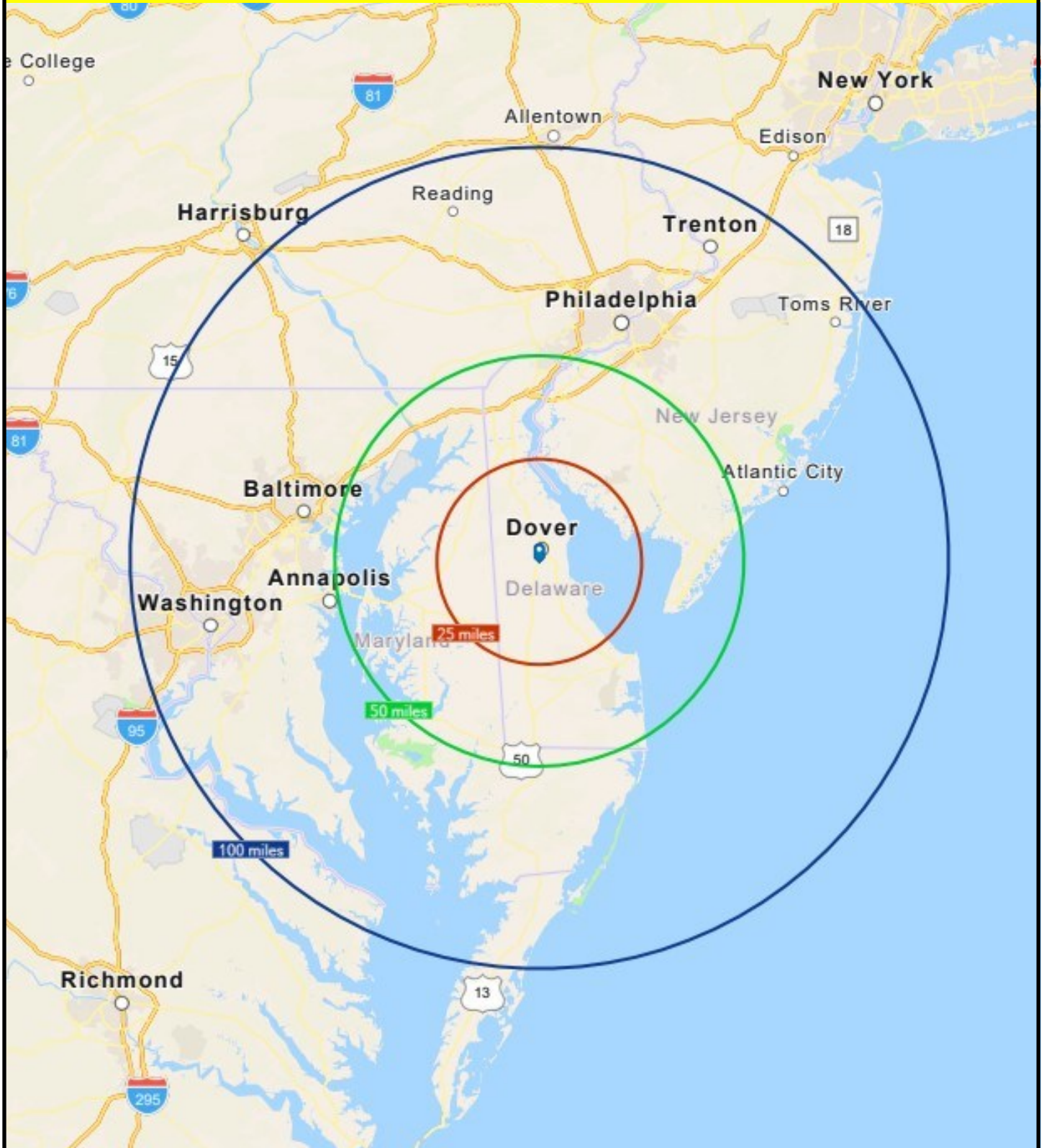
-SCHOOL DISTRICT TAX RATE \$.5928 PER \$100 OF ASSESSED VALUE-



-GARRISON OAK BUSINESS AND TECHNOLOGY PARK-
-1.25 MILES TO RT13 CORRIDOR AND CENTRAL DOVER BUSINESSES-
-DIRECT ACCESS TO RT. 1 INTERCHANGE PLANNED AND FUNDED-
-RT. 1 CONNECTS TO I95 AND ENTIRE NORTHEAST CORRIDOR-

-CLOSE TO MAJOR NORTHEAST METROPLITAN AREAS-

-EASY ACCESS TO CHESAPEAKE BAY BRIDGE, INTERSTATE 95, AND NJ TURNPIKE-





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CITY OF DOVER ZONING

Section 20A. - Industrial park manufacturing zone—Business and Technology Center (IPM2)

20A.1 *Uses permitted.* No building or premises shall be used and no building or part of a building shall be erected, which is arranged, intended or designed to be used, in whole or in part, for any purpose, except the following, and in accordance with performance standards procedure as set forth in article 5, section 8, and subject to site development plan approval as set forth in article 10, section 2:

20A.11 Manufacturing, assembling, converting, altering, finishing, cleaning, cooking, baking or any other type of manufacturing, industrial, or technological processing of any goods, materials, products, instruments, appliances, biotechnology, and devices, provided that the fuel used shall be oil, gas or electricity; together with incidental clinics, cafeterias and recreational facilities for the exclusive use of employees of the concern engaged in such undertaking.

20A.12 Research, design, testing and development laboratories.

20A.13 Offices and corporate support operations for business and professional services, data management, financial services, insurance, and health care industries.

20A.14 Agricultural or farm uses as defined and permitted in article 3, section 1.11.

20A.15 Production of electricity provided that the power source used shall be gas, oil, solar or wind.

20A.16 Warehousing, transshipment and distribution, and logistics support.



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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