



## FOR SALE OR LEASE

3007 Bellevue Ave and / or 1405 Todds LN  
Wilmington, DE 19802



### Warehouse and/ or Land

12,700 +/- SF warehouse on .44 acres zoned M1.

An adjacent parcel of .47 acres, also zoned M1 is available

Properties are available individually or as a package.

Both parcels are in an "Opportunity Zone"

Building is a mix of office and warehouse.

Warehouse has A/C

New Roof 12/24

One loading dock.

Patterson-Woods & Associates LLC  
1101 Millstone Drive  
Newark, DE 19711  
302-622-3500

Patterson-Woods & Associates is exclusive agent representing the owner. The information in this document is believed to have come from reliable sources, however, no warranty, expressed or implied is made as to the accuracy of the information contained herein.

Disclosure: One or more owners of this property are licensed real estate professionals.

For more information:

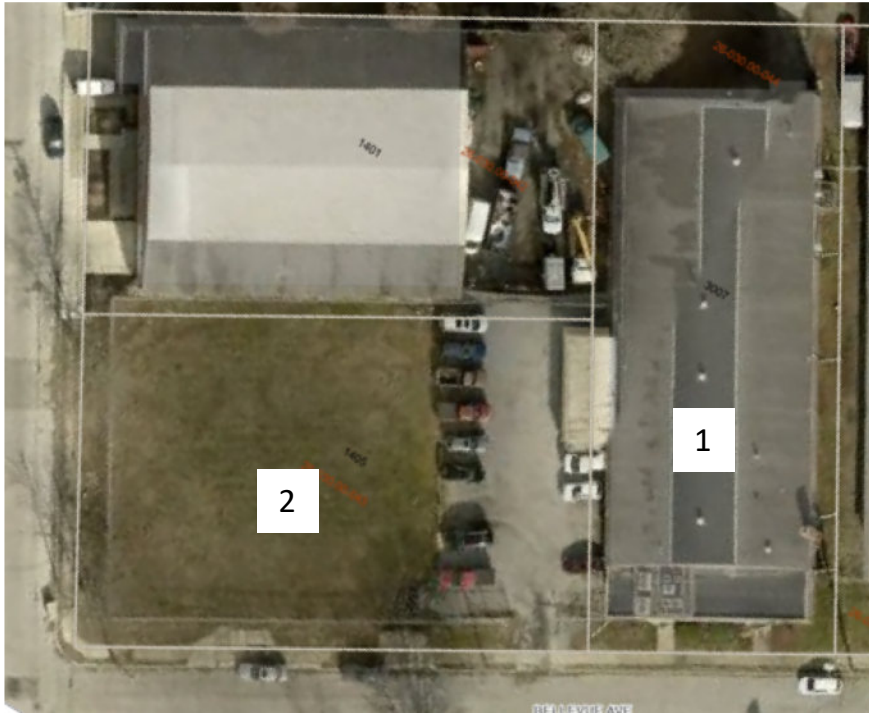
Dan Leshner (302) 559-9585  
[dlesher3@comcast.net](mailto:dlesher3@comcast.net) or

Tony Bariglio 302-540-1902  
[abariglio@icloud.com](mailto:abariglio@icloud.com)



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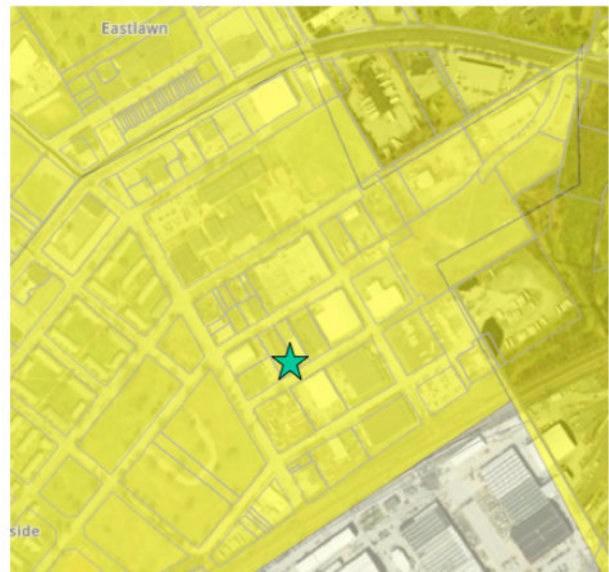
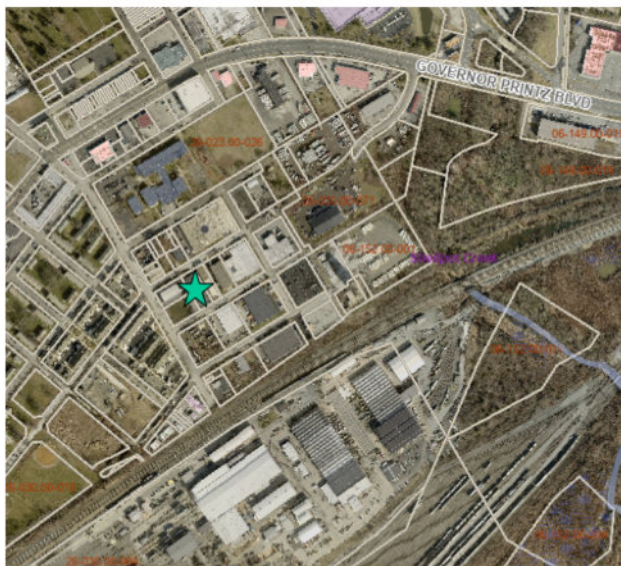


## Opportunity Zone

According to State of Delaware, Division of Small Business the properties are in an Opportunity Zone. (Yellow area in photo below)

Confirmation and more information regarding benefits of State of Delaware "Opportunity Zones" are presented here:

<https://business.delaware.gov/opportunity-zones/about/>



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## Summary Details and Pricing

Item	Address					Tax Parcel	Ac	Bldg. Area (sq-ft)	Zoning	List Price (Sale)	List Price (Lease)	Lease List Price Units	Terms
1	3007	Bellevue Ave	Wilmington	DE	19807	26-030.00-044	0.44	12,740	M1	\$1,294,000	\$ 10.00	(\$/sq-ft)	NNN
2	1405	Todds Lane	Wilmington	DE	19807	26-030.00-043	0.47	0	M1	\$ 350,000	\$ 3,000	(\$/month)	NNN
Total							0.91	12,740		\$1,644,000			
Volume discount: If both properties sold together as package, list price is:										\$1,444,000			

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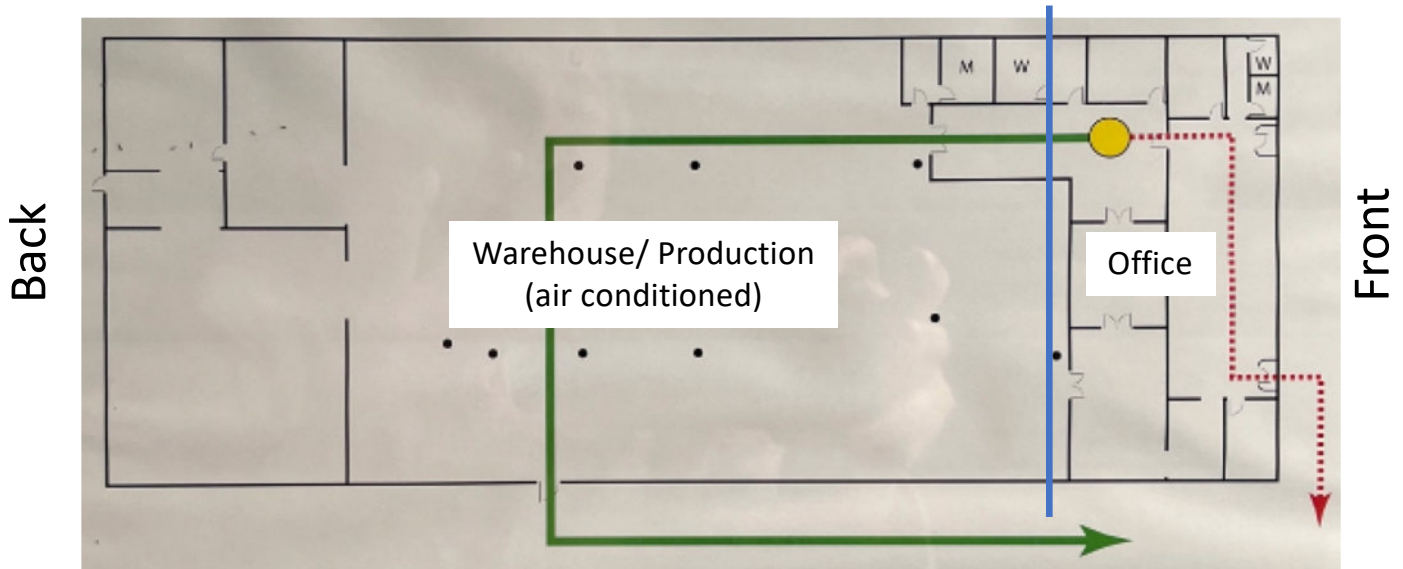
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An evacuation plan sketch (not to scale) above, generally showing split of office / warehouse. Photos showing examples of each area (prior to former tenant move), and the loading dock in the back.

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