

PROPOSED COLD STORAGE WAREHOUSE



451 GARRISON OAK DRIVE

Garrison Oak Technology Park, Dover, DE 19901



For Sale or Build-to-Suit Lease

Approved Land for 165,000 SF Building on 11.5 Acres

CBRE

Aerial View



Significant Tax Benefits

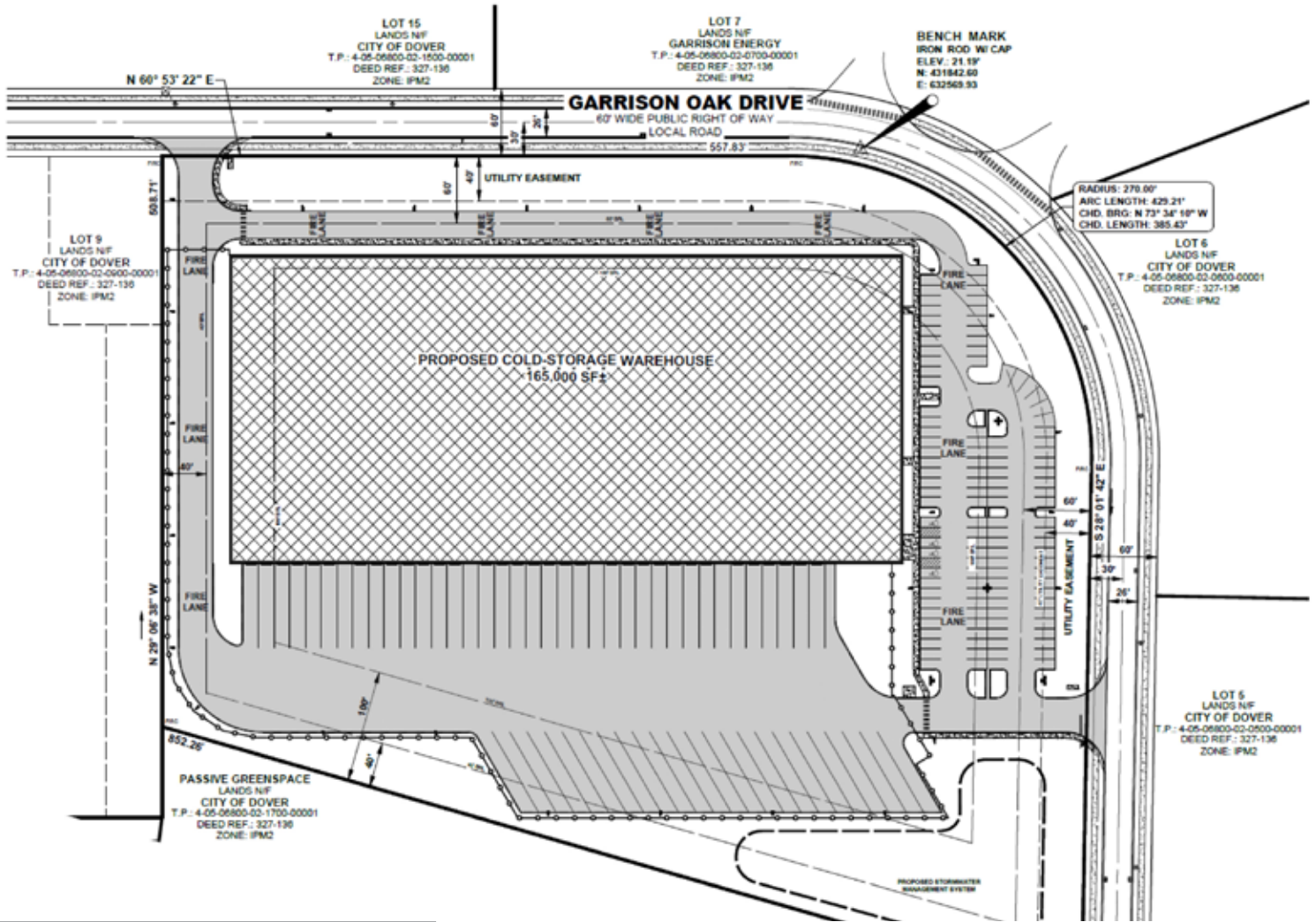
- One of the lowest property tax burdens in the nation
- Delaware State corporate income tax rate of 8.70% compared to 9.99% in Pennsylvania and 9.0% in New Jersey
- No sales tax
- No value added tax (no use, inventory or unitary tax)

Economic Incentives & Benefits

If a user meets specific qualifications, the property may qualify for certain Delaware incentives and credits

- Incentive Programs: Delaware Strategic Fund, Tax Exempt Bond Financing, Work Force Training Grant
- Tax Credits: New Business Facility Tax Credit, New Economy Jobs Tax Credit, Research and Development Tax Credit, Neighborhood Assistance Tax Credit, Business Finder's Fee Tax Credit and Vocational Rehabilitation Hiring Credit

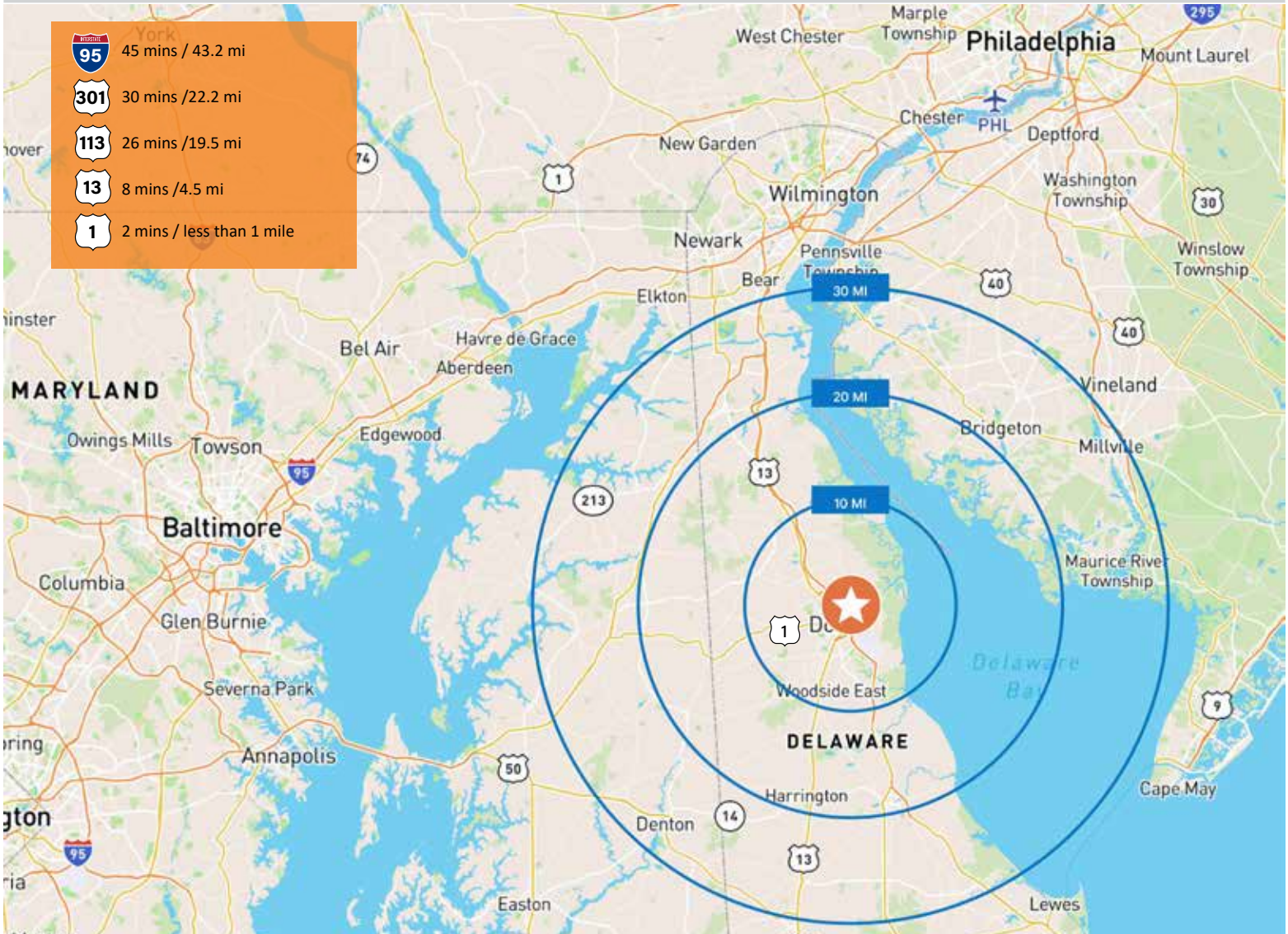
Building Specs








Total Size	For Sale or Build-to-Suit Lease Approved Land for 165,000 SF on 11.5 Acres
Building Dimensions	275' (D) x 600' (W)
Clear Height	Approved for 100'
Number of Dock Doors	33 dock doors
Zoned	IPM2 - City of Dover
Car Parking	118 spaces
Trailer Parking	24-29 potential spaces

- Electric: approximately 2 MW is currently available from a 69KV transmission line.
- 230V/600MW primary substation currently under construction with anticipated completion Q4 2024 which would increase availability by approximately 20 MW
- Water : Volume - 40K Gal freshwater in per lot / 16" water main / 10" water line to the property
- Sewer: 60 EDU's or 15 gallons per day / 12 " main / 8" sewer line stub to the property
- Gas: 4" natural gas line is currently being installed

10-30 Mile Radius



				
Population	Labor Force	Blue Collar	Employment By Industry	High School Diploma or Equal
38,594	58.3% % of Population 16+	20.33% % of Work Force	14.00% Manufacturing, Transportation & Warehousing	88.10%

CONTACT US

Dan Rattay
 T +1 302 379 8801
 dan.rattay@cbre.com
 Licensed: DE, PA, MD

Colby Reeder
 T + 302 299 3597
 colby.reeder@cbre.com
 Licensed: DE, PA, NJ

CBRE, Inc., 3711 Kennett Pike, Suite 210, Wilmington, DE 19807 +1 302 661 6700 Licensed Real Estate Broker

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