



# Warehouse Space For Lease

R&R Commercial Realty, Inc.

5,000 SF & 16,500 SF

DIXON ST INDUSTRIAL PARK  
118 DIXON ST., SELBYVILLE DE 1975

# THE SPACE

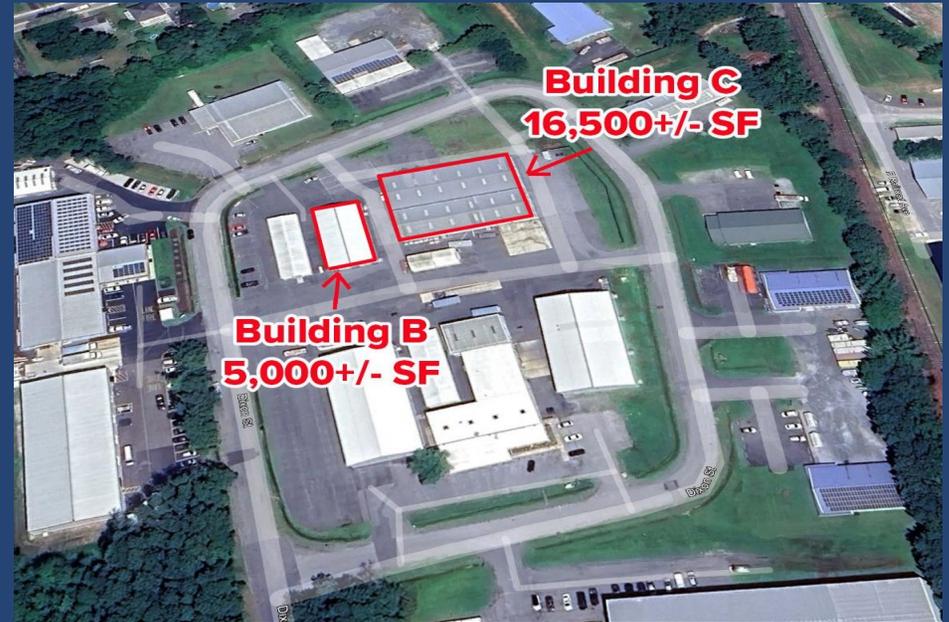
Location 118 Dixon St.  
Selbyville, DE 19975

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County Sussex

## HIGHLIGHTS

- ❖ Warehouse space Available for Lease
- ❖ Building B: 5,000+/-sf - \$9/sf NNN
- ❖ Building C: 16,500+/-sf- \$9/sf NNN
- ❖ Backup Pit for 53' Commercial Trailers
- ❖ with an additional 16,500+/-sf available
- ❖ Located in the Dixon St Industrial Park
- ❖ The properties are located on 2.14+/-acres of land and are zoned IP-Industrial Park
- ❖ Zoned: IP-Industrial Park under the Town of Shelbyville jurisdiction



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
2,063	4,869	10,580

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$107,187	\$120,859	\$125,286

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
797	1,862	4,260



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46 S. State Street, Dover, DE 19901



Building C (B1) - 16,500 sf



Building B (B7) - 5,000 sf



53' Back up Pit



Racks



5,000 sf & 16,500 sf

## CONFIDENTIALITY and DISCLAIMER

All information contained herein is believed to be accurate, however was obtained from third parties and R & R Commercial Realty, Inc. does not warrant as to the accuracy submitted, subject to changes or modification without notice. Listing Broker represents the sellers interest.



*Exclusively Marketed by:*

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