

HIBBS INDUSTRIAL LAND FOR SALE \$2,499,000. \$39,047/acre

- 64 +/- ACRES. CAN BE ASSEMBLED TO HI-1 HEAVY INDUSTRIAL ZONING.
- MOSTLY RECTANGULAR LOTS. APPROX 2,500 FEET OF RAIL AND ROAD ACCESS.
- LOCATED NEAR MAJOR CORRIDORS THROUGH DELAWARE.
- 131-18.00-20.01 AND .02 — WILSON FARM RD IN BRIDGEVILLE, DE.

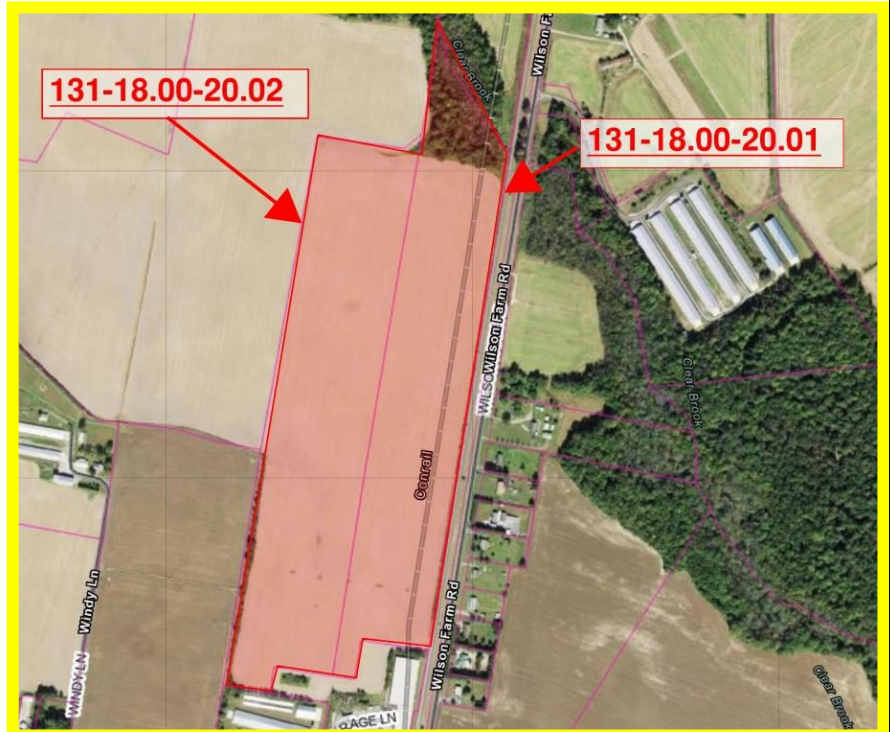


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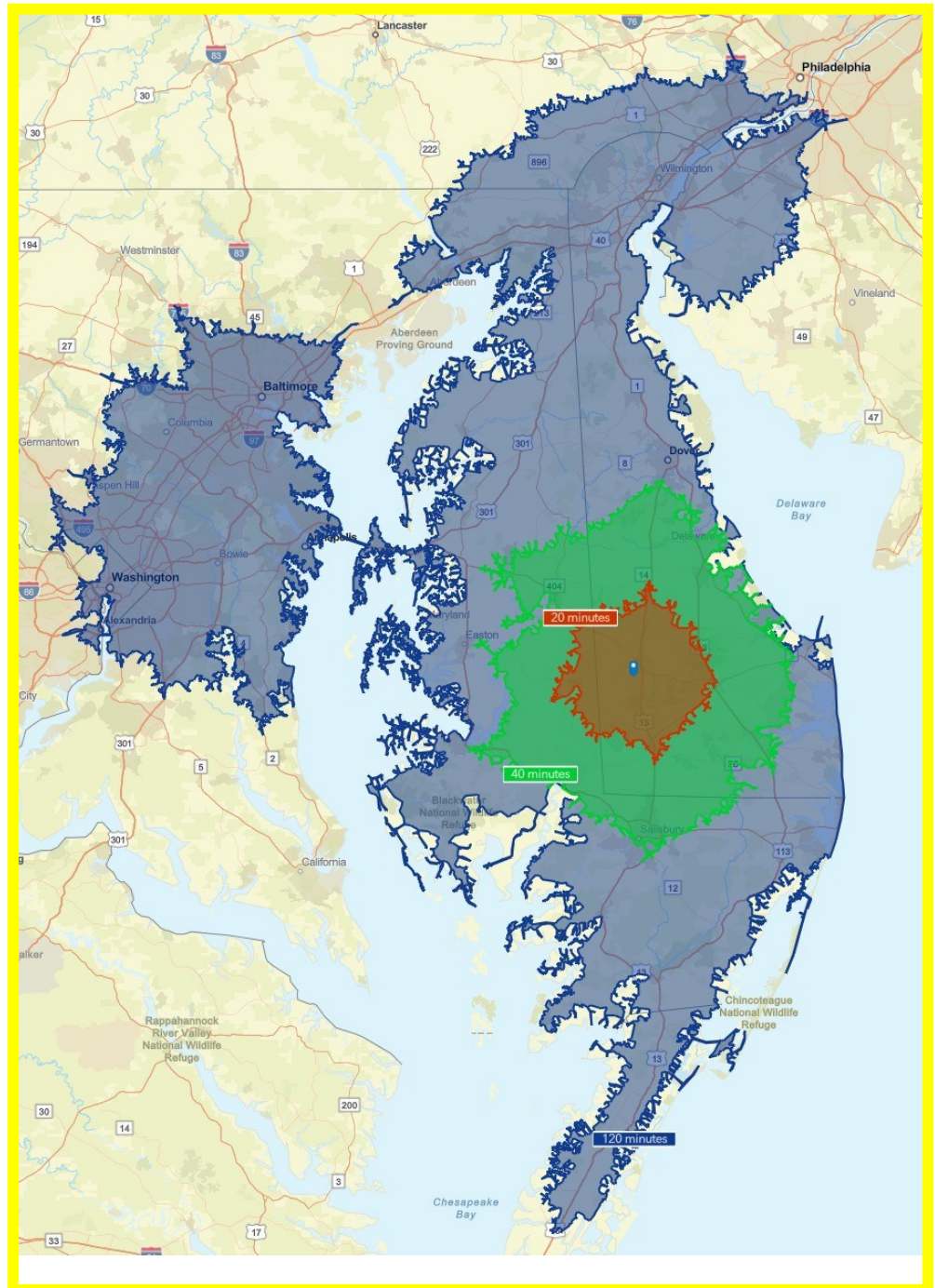
- Located near East-West and North-South arteries.
- Difficult to find rail access combined with Heavy Industrial Zoning
- Possible government development incentives.

- Near existing light manufacturing and agriculture production.
- Conrail railroad line connects most of the Northeastern cities and ports



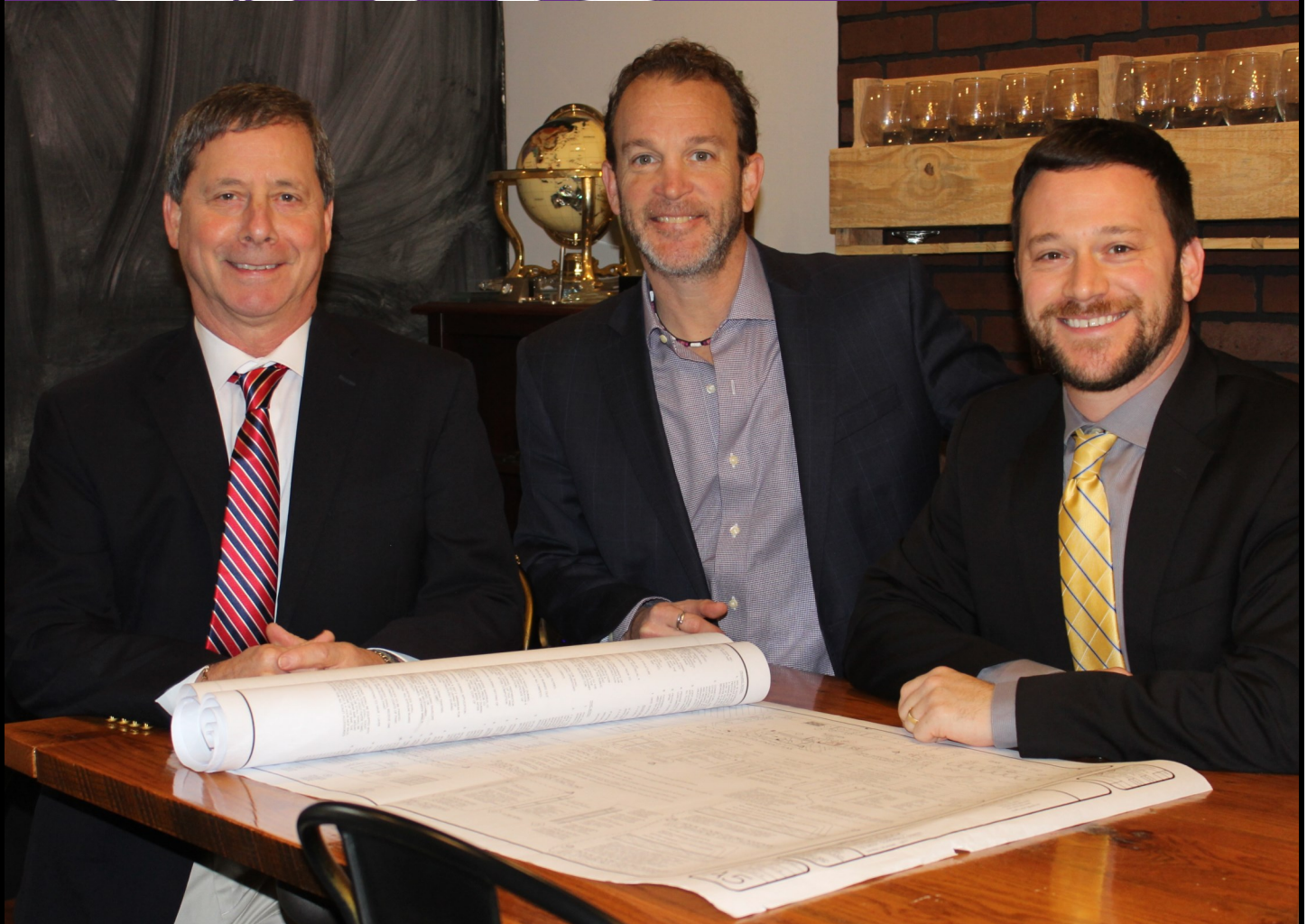
- 2,500 +/- Sqft of road frontage. Mostly cleared land. Mostly rectangular shape.
- Allows for easier development.

- **Great access to Northeast cities without Northeast City land prices**
- **2 Hour drive to Philadelphia**
- **Less than 2 hours to Washington DC and Baltimore**
- **Less than 2 hours to Port of Wilmington and Bay Bridge**
- **Around 40 minutes to Dover, Delaware Beaches, and Saulsbury.**





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 Spiegleman 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.