For Lease

Retail/Restaurant/ Business Building 126 West Loockerman Street Dover, DE 19901

Charles Rodriguez 302-674-3400 ccrod1@aol.com



46 South State Street Dover, Delaware 19901

302-674-3400

www.randrcommercialrealty.com

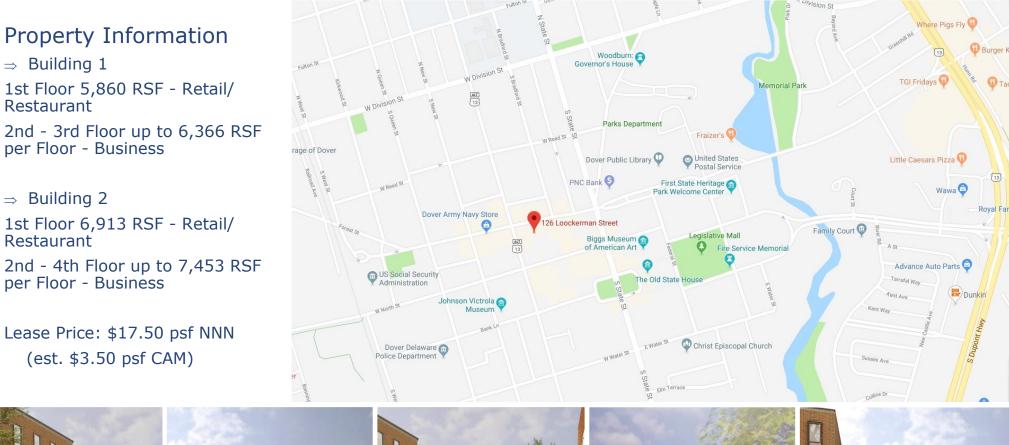


New Retail Center Coming in 2020!!

Loockerman Plaza will be a vibrant new addition to Downtown Dover. Sitting on 1.14+/- acres, these 2 gorgeous buildings will stand adjacent on historic West Loockerman Street with 22,102+/- Total SF of retail/restaurant/business space and 58 onsite parking spaces.

C O M M E R C I A L R E A L T Y

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Tax Parcel #: ED-05-077	'.09-04-06.00
Zoning: C-2 Square Footage:	Building 1: 5,860 SF Retail
	12,732 SF Commercial Building 2: 6,913 SF Retail
	22,359 SF Commercial
Floors:	Building 1: 3 Story
	Building 2: 4 Story
Acreage: 1.14	
Structure: Steel I-Beam	Frame. Floors are comprised of concrete slab on grade. Podium Construction.
Floor Height: 13'-0" Dec	
Column Spacing: TBD, Proposed 20'x20'.	
Ceiling Height: TBD, Tenant Specific.	
Roof: ISO Insulation (minimum R-38) with PVC white membrane roof.	
Exterior: Prefabricated brick veneer.	
Exterior Glazing: Low E-insulated. Thermally Broken Frame.	
Electrical: 120/208v Three Phase, 800-1200 AMPS.	
Plumbing: Two (2) inch main domestic water service.	
HVAC: Variable Refrigerant System. Reznor Fresh Air System.	
Building Automation: Remote Mechanical Monitoring.	
Fire Systems: Fire Alarm System Throughout. Horns, Strobes, Smoke Detectors, Alarms Per UL Standards. Remote Monitor-	
ing.	
Fire Suppression: Facility is sprinklered.	
Card Access: 24 Hours per day, onsite management.	
Loading Zone: One provided per building.	
Trash: Onsite dumpster and enclosure provided.	
Utilities: Electric, Water	and Sewer are City of Dover. Telecom - Verizon and Comcast. Gas - Chesapeake Utilities.

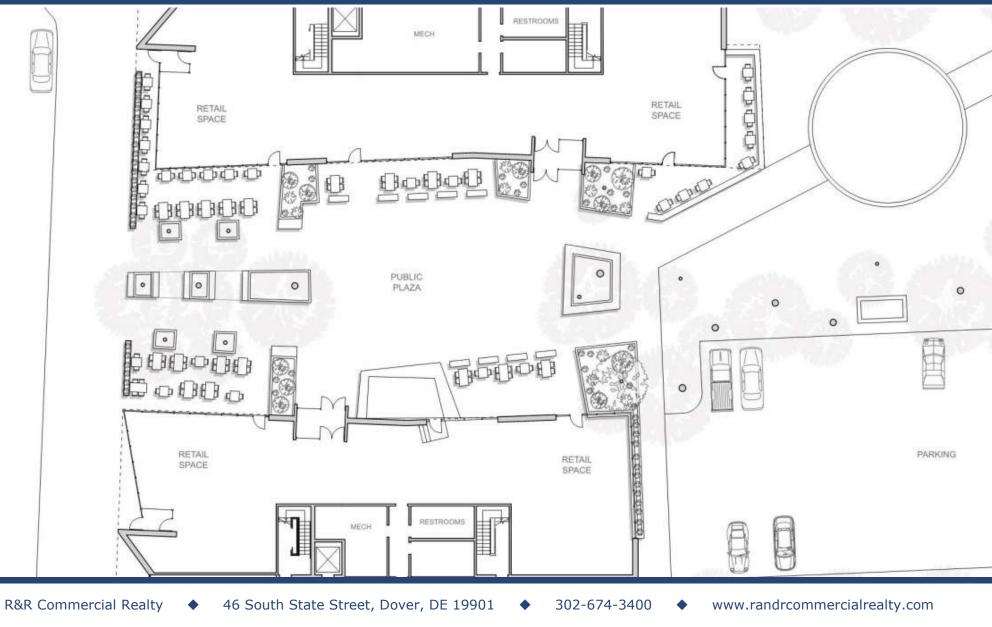


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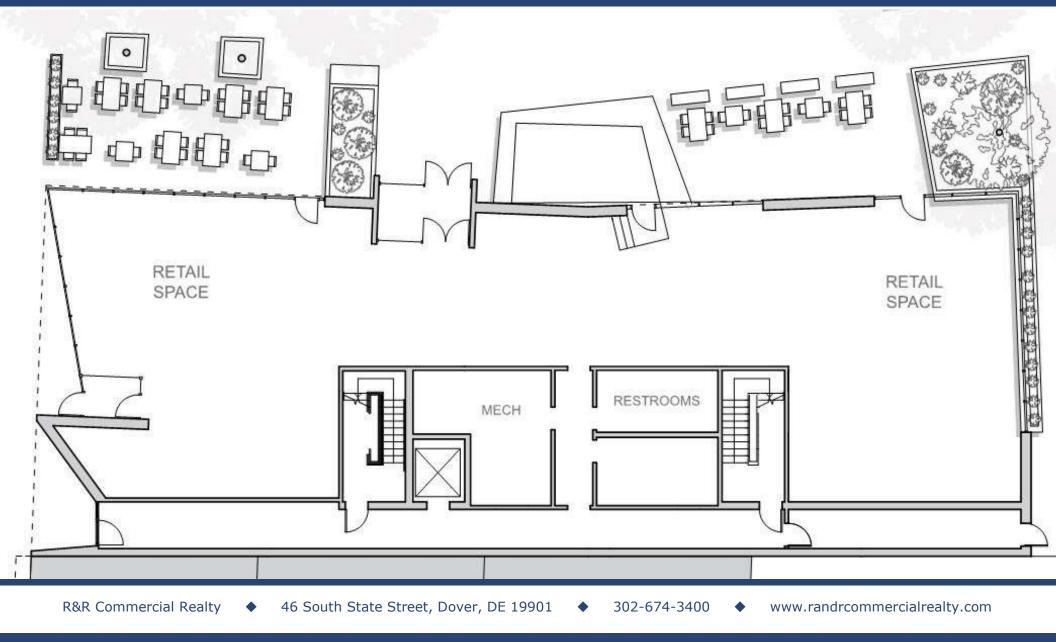


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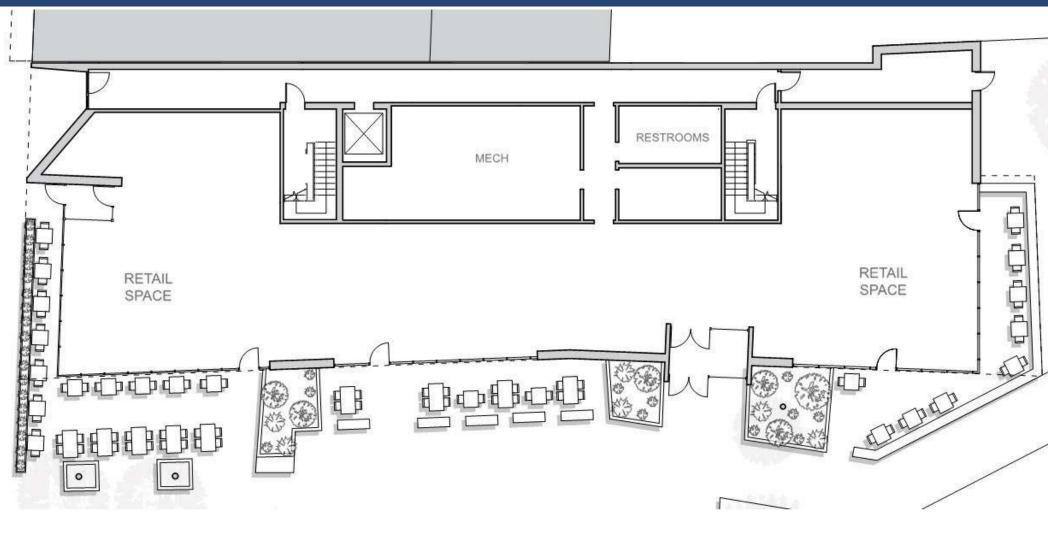


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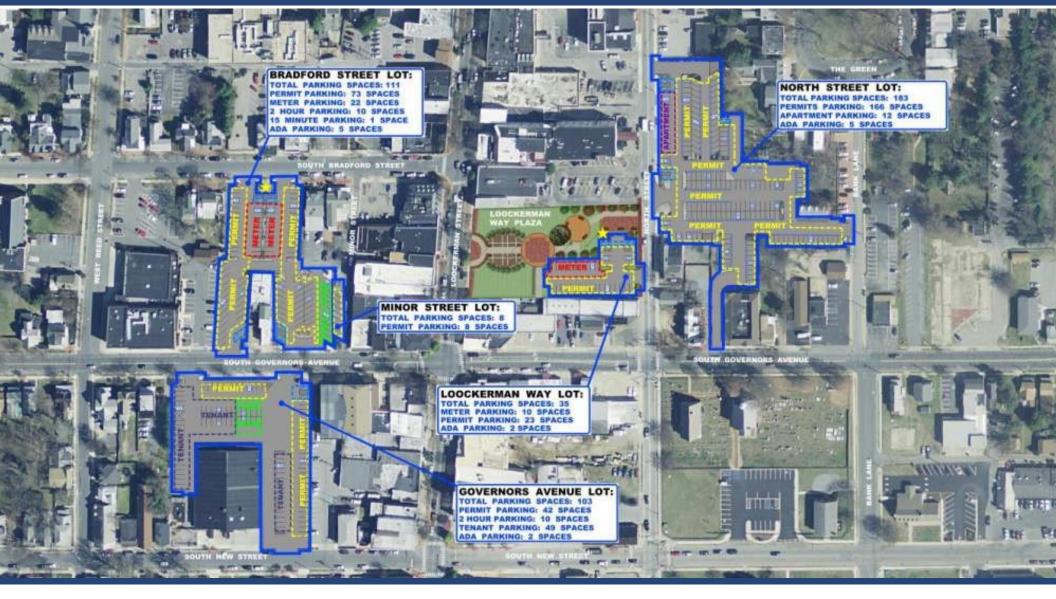


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