



PROPERTY DESCRIPTION

3.96 acres +/- of industrial outdoor storage located 2 miles from the Port of Wilmington and in close proximity to the I-495/Route 13 and I-495/Route 9 interchanges. The property is improved with a +/- 7,500 SF brick shop building and a cell tower with three tenants on the tower. The property can be sold with or without the cell tower income.

PROPERTY DETAILS

- **Available:** 3.96 acres improved with +/-7,500 SF brick shop building
- **Property Sale Price:** \$3,600,000 (property only without cell tower income)
- **Cell Tower Income Price:** \$1,700,000 (currently leased to 3 cellular providers with current income of \$88,279/year.
- **Zoning:** M1
- **Tax Parcel ID#:** 26-057.00-035
- 5 minutes from the Port of Wilmington



For More Information, Contact:

Andy Fox
afox@dsmre.com
302.283.1800 Office
302.229.1304 Cell

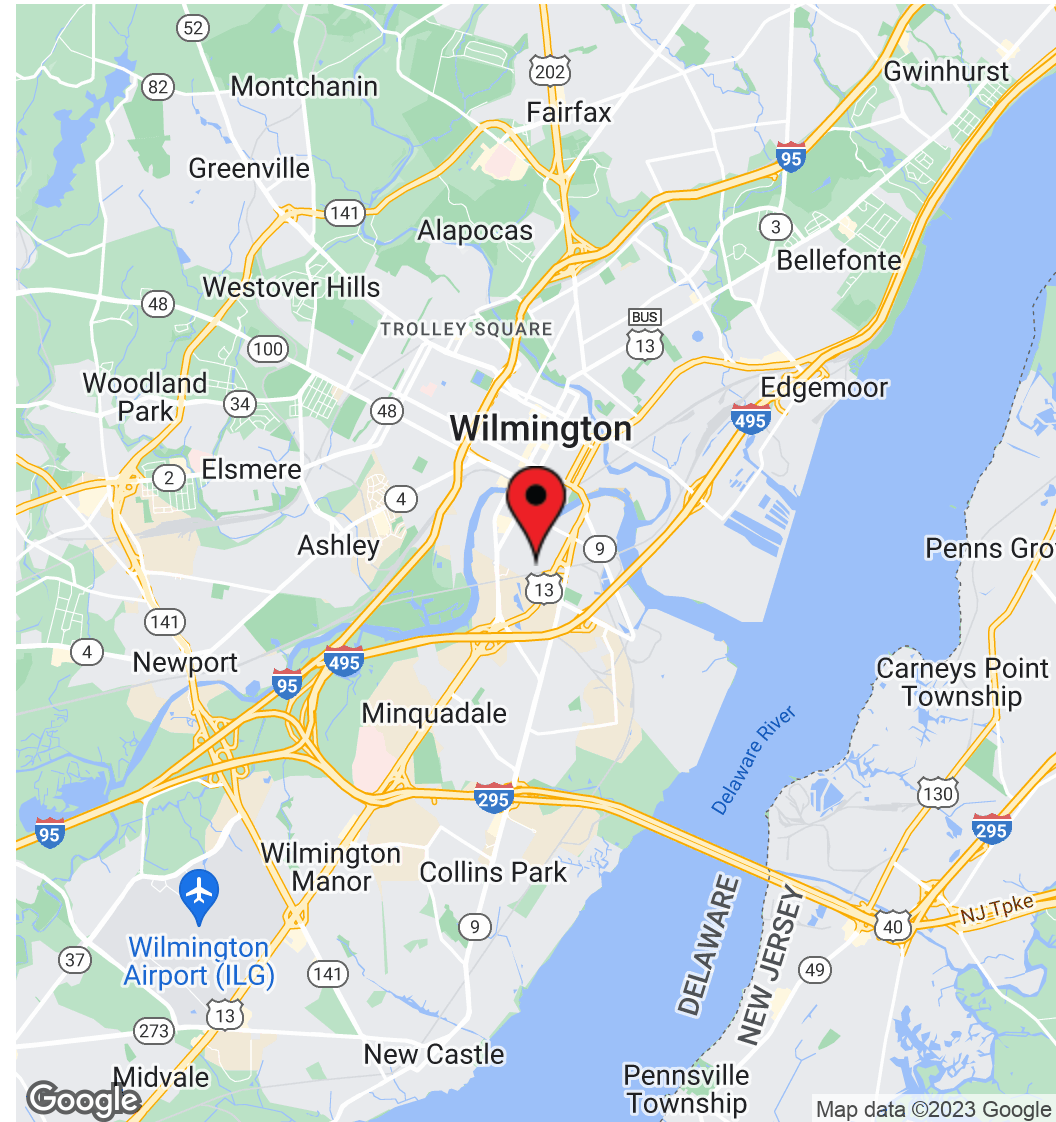
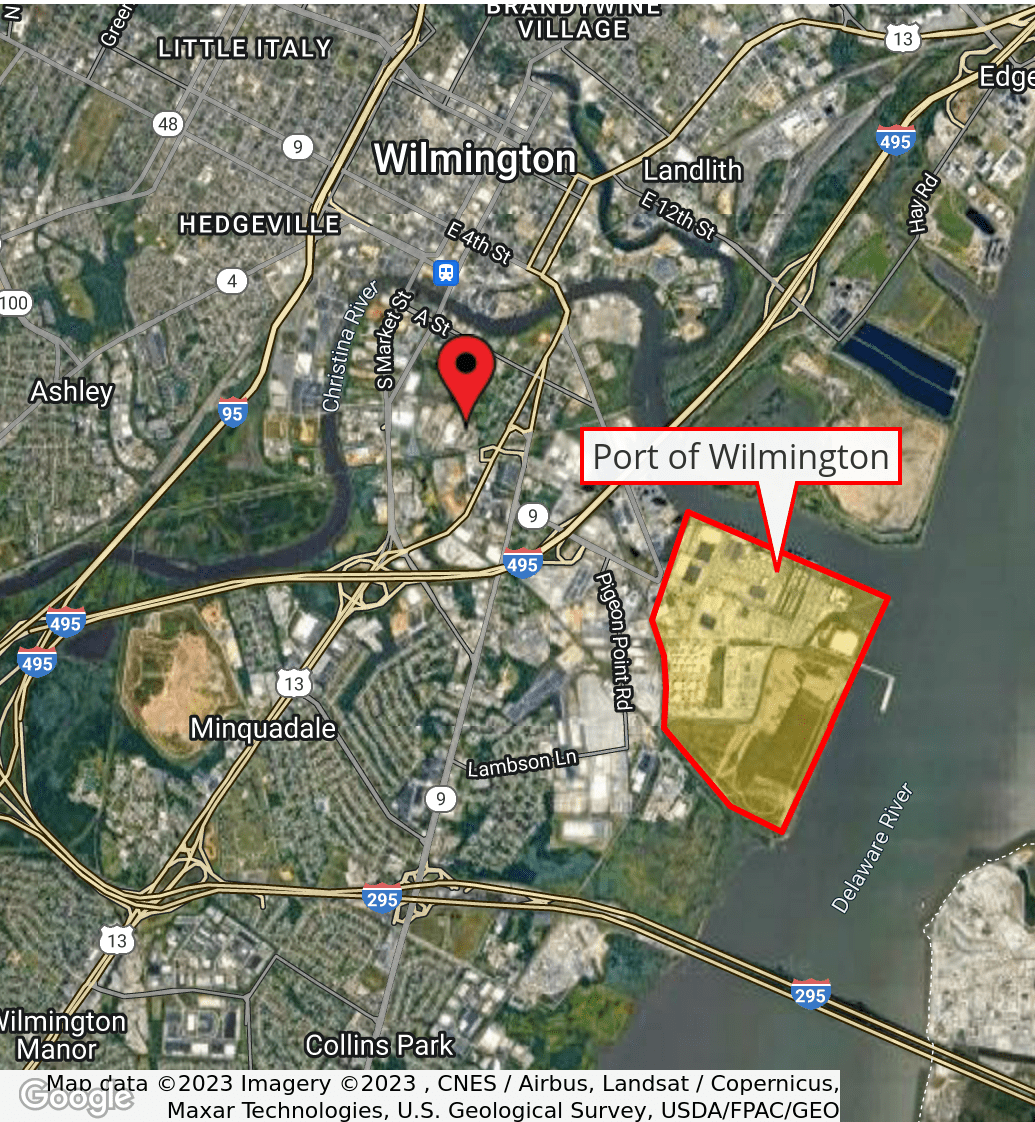
DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
dsmre.com



For More Information, Contact:

Andy Fox
afox@dsmre.com
302.283.1800 Office
302.229.1304 Cell

DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
dsmre.com



For More Information, Contact:

Andy Fox
afox@dsmre.com
302.283.1800 Office
302.229.1304 Cell

DSM Commercial
Real Estate Services
3304 Old Capitol Trail
Wilmington, DE 19808
dsmre.com