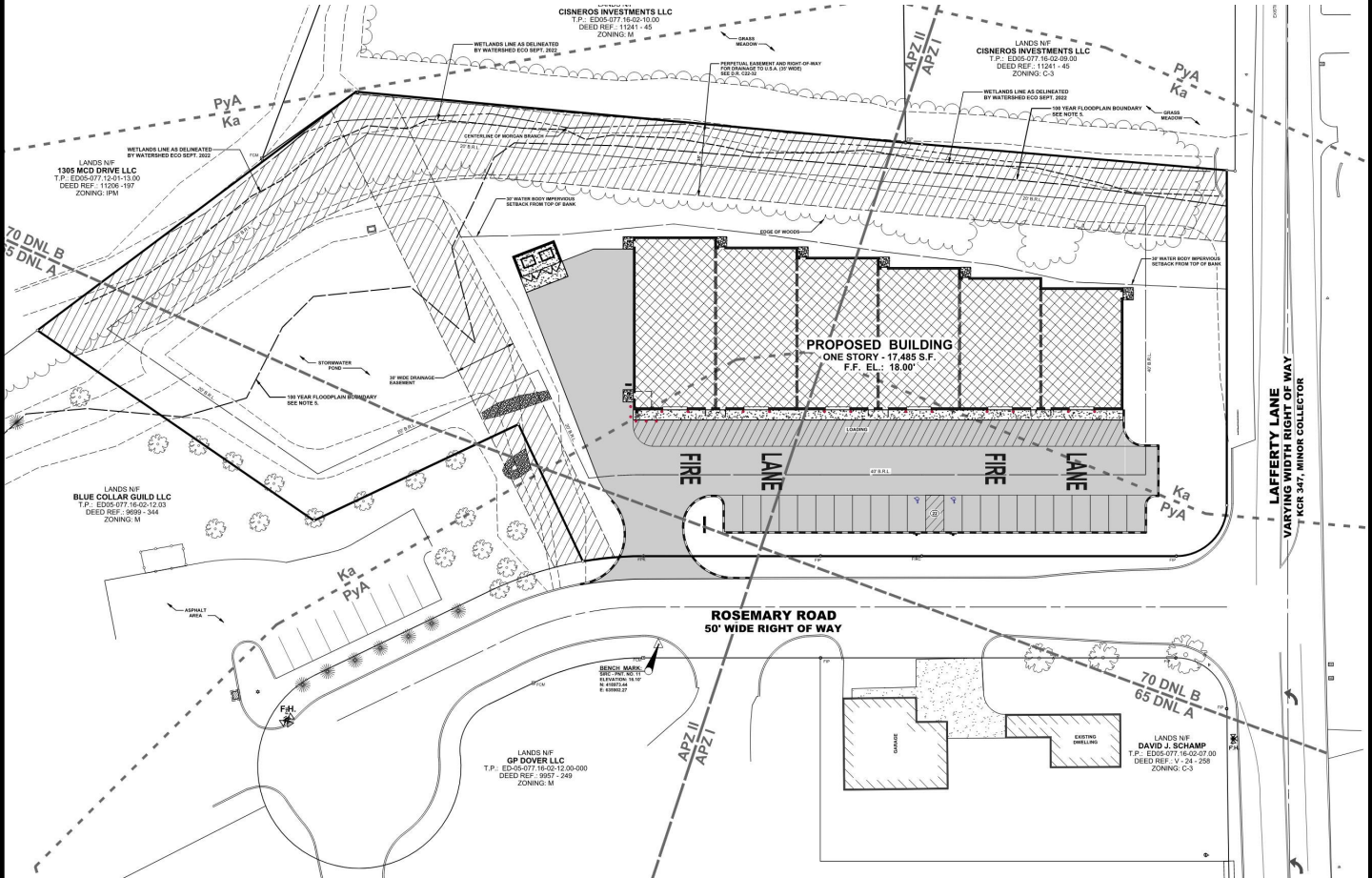




LAFFERTY LANE WAREHOUSE

**-17,500 +/- SQFT WAREHOUSE-
-FOR LEASE. \$12.00/SQFT N.N.N.-
-ZONED MANUFACTURING-
-110 LAFFERTY LN. DOVER, DE 19901-**

ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER





- SIX 12X14 OVERHEAD DOORS —
- 17 FOOT CEILINGS —
- CUSTOM FIT-OUT AVAILABLE —
- DIVISIBLE DOWN TO 3,000 +/- SQFT BAYS —
- SPRINKLER SYSTEM —
- CITY OF DOVER ELECTRIC, WATER, AND SEWER —
- CHESAPEAKE UTILITIES NATURAL GAS —



-1 MILE TO RT 1 INTERCHANGE, RT 13, AND DOVER A.F.B.-

-1.5 MILES TO DOVER HIGHWAY RETAIL AREA-

-2 MILES TO DOWNTOWN DOVER AND STATE CAPITAL-

-35 MILES NORTH TO WILMINGTON AND SOUTH TO DELAWARE BEACHES-

**-CLOSE TO MAJOR NORTHEAST METROPLITAN AREAS-
-EASY ACCESS TO CHESAPEAKE BAY BRIDGE, INTERSTATE 95, AND NJ TURNPIKE-**



CITY OF DOVER ZONING

Section 19. - Manufacturing zone (M).

19.1 *Uses permitted.* No building or premises shall be used, and no building or part of a building shall be erected, which is arranged, intended or designed to be used, in whole or in part, for any purpose, except the following, and in accordance with performance standards procedure as set forth in article 5, section 8 and subject to the site development plan approval as set forth in article 10, section 2:

19.11 Manufacturing, assembling, converting, altering, finishing, cleaning, cooking, baking or any other type of manufacturing or industrial processing of any goods, materials, products, instruments, appliances and devices, provided that the fuel used shall be oil, gas or electricity; together with accessory uses incidental to the use.

19.12 Research, design and development laboratories.

19.13 Wholesale storage and warehousing, transshipment and distribution, logistics support.

19.14 Building contractors' yards.

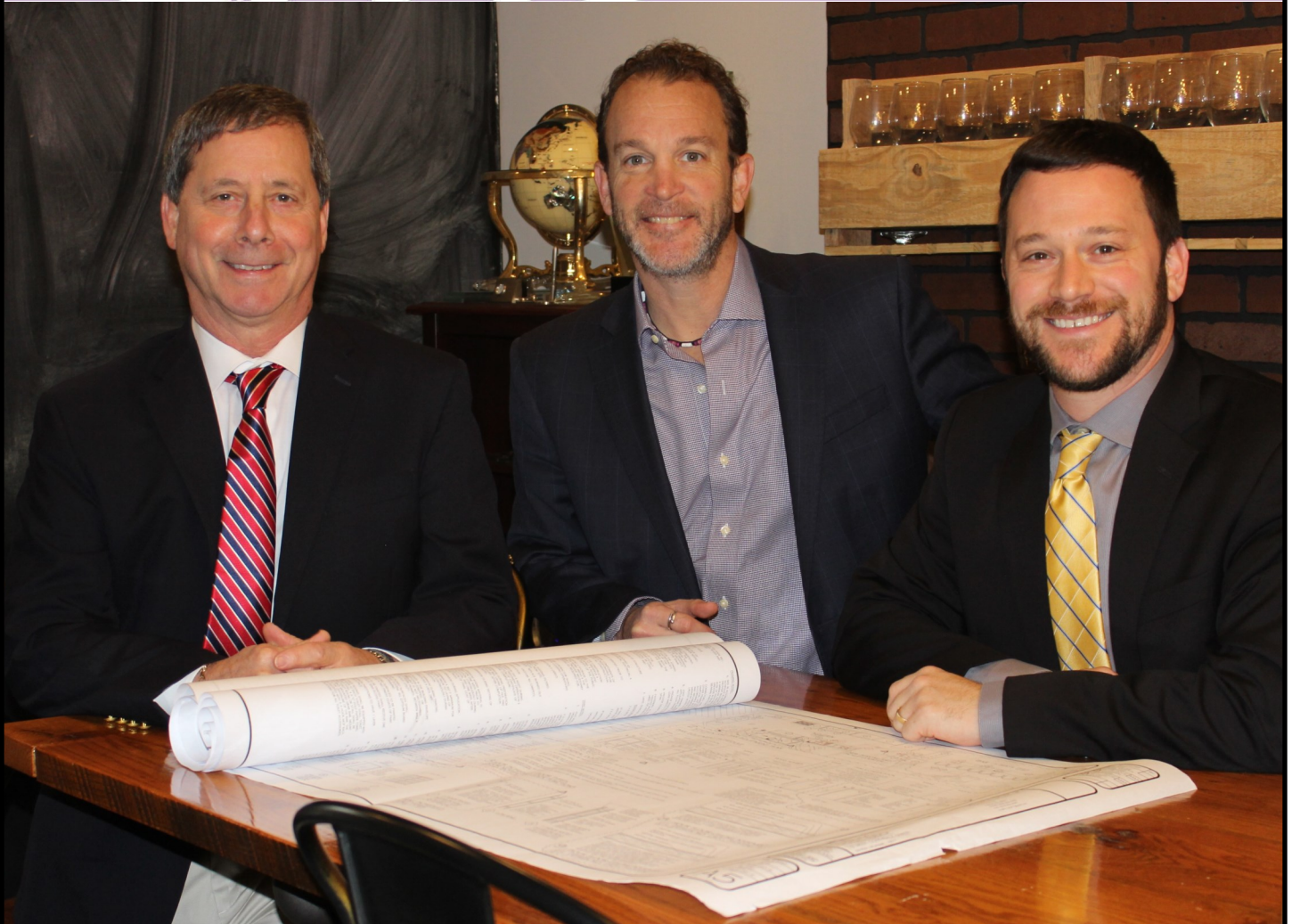
19.15 Public utilities uses.

19.16 Ministorage facilities,

19.17 Railroad yards, sidings, and storage facilities.



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 Spiegelman 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.

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