

78 FIREDANCER LANE

Available for Purchase

Investment Opportunity in Bear, DE

78,000 SF | 6.4 acres | 100% Occupancy

INDUSTRIAL PROPERTY | FOR SALE | \$9,200,000



CONTACT

JEFF SHAHAN, SIOR

Founder

302.545.2392

jeff@sbrealtyco.com

SB REAL ESTATE, LLC | 5307 LIMESTONE RD, SUITE 204 | WILMINGTON, DE 19808



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by SB Real Estate, LLC in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION

Section 1

INDUSTRIAL PROPERTY

FOR SALE

\$9,200,000



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$9,200,000
Building Size:	78,780 SF
Lot Size:	6.4 Acres
Number of Units:	6
Price / SF:	\$116.78
Zoning:	CR - Commercial Regional

PROPERTY OVERVIEW

SB Real Estate, LLC ("SBRE"), as exclusive advisor to the owner, is pleased to offer the unique opportunity to acquire this industrial asset with Commercial Regional (UDC-CR) zoning, which sits just off of Delaware Rt. 40, located in the heart of Delaware's core market.

This 78,780 SF building is situated on 6.40 acres with visibility from Rt 40 allowing for many commercial and industrial uses. The asset's tenancy is stable at 100% occupancy, though there is upside in rents. Ample power, multiple dock and drive-in doors, wet sprinkler system, 18' - 26' clear ceilings, and 134 parking spaces.

Located on Rt 40 approximately 3 miles from one of the most heavily traveled local intersections, US 13 & 273 (Hares Corner). Great access to Rt 1, Rt 13 and I-95/295.

PROPERTY HIGHLIGHTS

- 78,780 SF building with 6 units
- 6.4 acres
- 100% occupied
- Rents under market value
- Zoned CR - Commercial Regional
- Block and steel structure

PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Discover the possibilities of investing in industrial and flex space in the core of the Delaware market. Situated in close proximity to major transportation arteries, the area offers convenient access to Interstate 95, connecting you to key markets and distribution centers. Nearby points of interest include new distribution centers for Amazon and UPS, providing tenant confidence for a range of industries, as well as the Christiana Mall and retail amenities along the Rt 13/40 corridor for added convenience. With its strategic location, the property in Bear presents an opportunity for industrial and flex space investors to tap into a dynamic and growing market.

Key Distances:

- I-95 - 3.4 miles
- Philadelphia - 40 miles
- Baltimore - 64 miles
- Washington DC - 103 miles
- New York - 126 miles
- Wilmington Airport (ILG) - 3.6 miles
- Port of Wilmington - 11.3 miles
- Delaware Memorial Bridge - 7.2 miles

COMPLETE HIGHLIGHTS



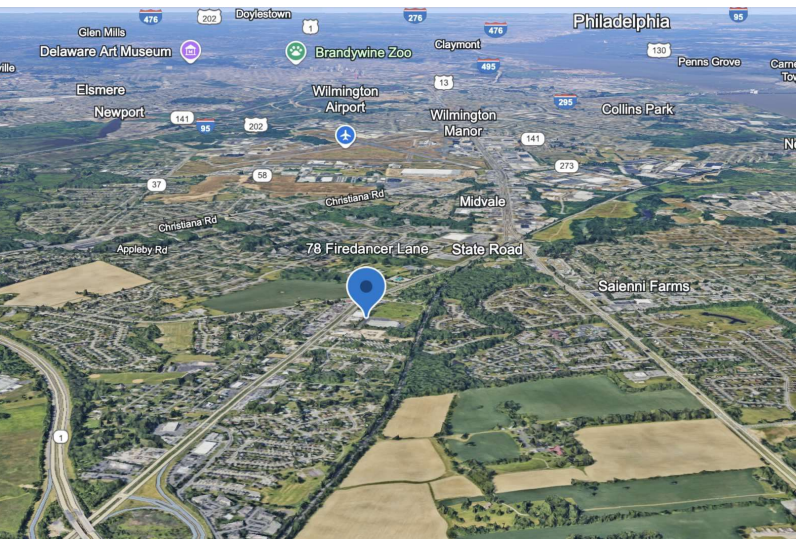
PROPERTY HIGHLIGHTS

- 78,780 SF building with 6 units
- 6.4 acres
- 100% occupied
- Zoned CR - Commercial Regional
- Block and steel structure
- Wet sprinkler system
- Recently paved lot
- Pitched metal roof
- 19' - 26' clear heights
- Partial clearspan design
- Each unit has 3 phase power and at least 200A service
- 134 parking spaces
- Concrete pads at dock apron

INDUSTRIAL PROPERTY
FOR SALE



ADDITIONAL PHOTOS



LOCATION INFORMATION

Section 2

INDUSTRIAL PROPERTY | FOR SALE | \$9,200,000



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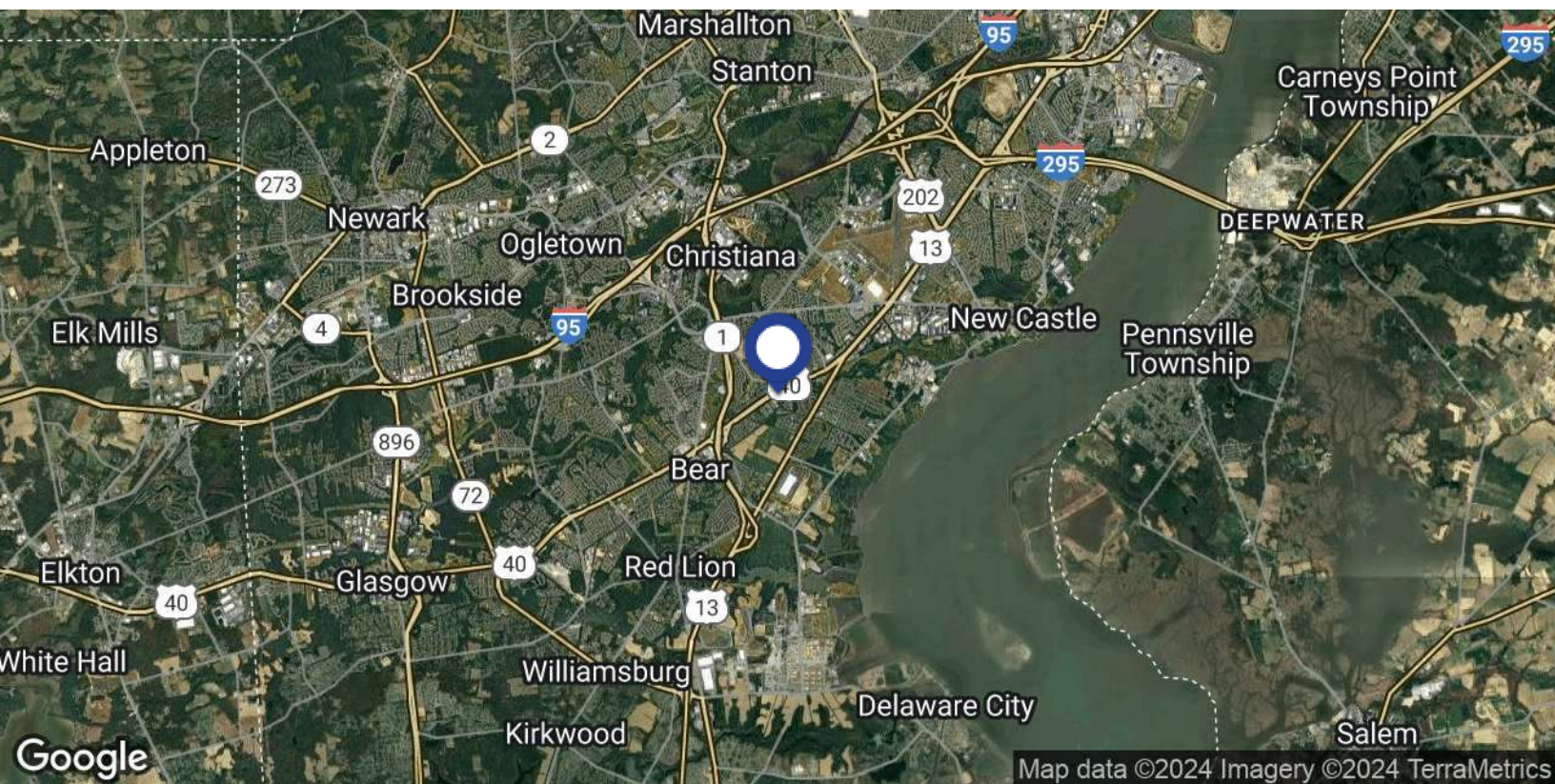
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INDUSTRIAL PROPERTY
FOR SALE



LOCATION MAP



OFFER REQUIREMENTS

OFFERING PROCESS

EXCLUSIVE REPRESENTATION

SB Real Estate, LLC is exclusively representing the seller in this transaction.

OFFER REQUIREMENTS

Ownership has established an asking price with expectations consistent with the quality of the asset and the unique nature of the opportunity, acknowledging the opportunity for rent growth and modification of lease structure.

All offers should include:

- Purchase price
- Timing for inspection period
- Timing to close following inspection period
- Amount of earnest money, including the amount that is non-refundable
- Source of funds for the acquisition
- Financial strength of purchaser
- Preference given to buyers that have visited the Property

DISCLOSURE

Seller, with its sole and absolute discretion, reserves the right to remove the Property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Property, to terminate discussions with any party at any time or to extend the deadlines set forth in the time schedule.

CO-BROKER COMMISSION

2% of the gross purchase price

COMMUNICATION

All communications, inquiries and requests should be addressed to Jeff Shahan of SB Real Estate, as representatives of the Seller.

ADVISOR BIO



JEFF SHAHAN, SIOR

jeff@sbrealtyco.com
Direct: **302.545.2392**

PROFESSIONAL BACKGROUND

Jeff Shahan is the founder and owner of SB Real Estate, LLC, who began his business career as a portfolio analyst with MBNA America. He entered the commercial real estate industry in 2008 and is among the most talented, trustworthy brokers in the Delaware marketplace. During his career, Jeff has been entrusted to direct the acquisition, disposition and leasing of over 50,000,000 square feet of commercial real estate in New Castle County. He specializes in leasing and investment sales of industrial, office, retail, and medical properties. Jeff guides his clients using strategic market opportunities to grow their portfolios over a sustained period of time leading to significant wealth generation for those who entrust him with their business.

Jeff, a Delaware native who is fluent in Spanish, is staunchly ethical, intensely customer focused, and places the goals of his clients first in every transaction he has the privilege and responsibility to manage. He is a licensed Broker in Delaware and resides in Kennett Square. Jeff is most proud of a strong marriage and his three children, and counts it a privilege to serve on the Board of Trustees of The Independence School.

EDUCATION

BA in Modern Language from Widener University in Chester, PA.
MBA with a concentration in Financial Management from Goldey-Beacom College in Pike Creek, DE

MEMBERSHIPS

Society of Industrial and Office Realtors - SIOR Industrial designee
The Independence School - Board of Trustees
Brandywine Ducks Unlimited - Member, Past Chairman

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