

Andy Fox

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GARRISON OAK TECHNOLOGY PARK

451 GARRISON OAK DRIVE, DOVER, DE 19901

SHOVEL-READY PROPERTY FOR SALE



DSM
COMMERCIAL

3304 OLD CAPITOL TRAIL \ WILMINGTON, DE 19808 \ 302.283.1800 \ DSMRE.COM



PROPERTY DESCRIPTION

FOR SALE - prime industrial development opportunity! Located within the Garrison Oak Technology Park, this 11.6-acre industrial site presents a great opportunity for development in one of Dover's most sought-after business parks. With IPM2 zoning, the property is ideal for a variety of industrial and technology-driven uses, including general warehouse and cold storage facilities.

PROPERTY DETAILS AND DEVELOPMENT APPROVALS

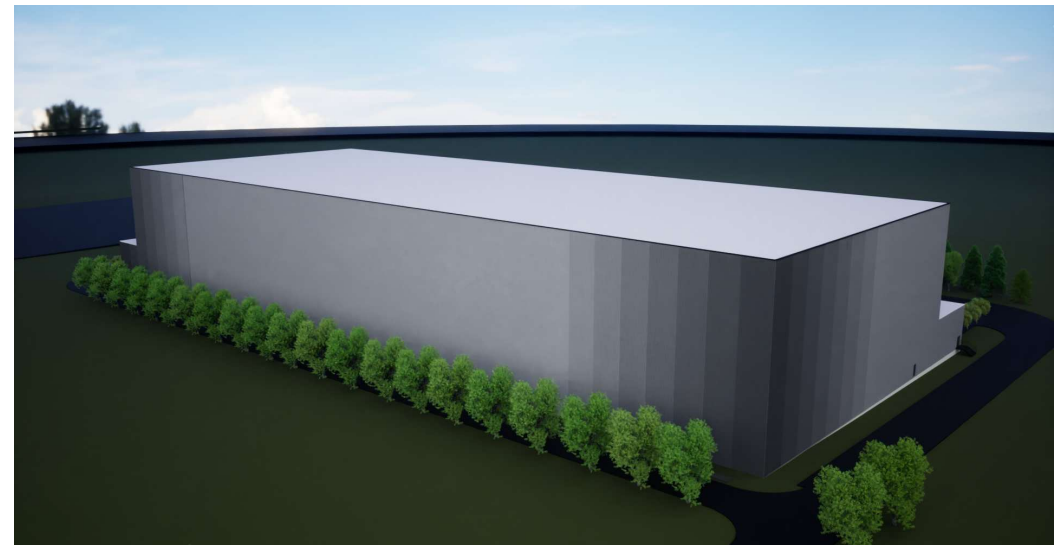
- **Asking Price:** \$2,500,000
- **Total Lot Size:** 11.6 Acres +/-
- **Zoning:** IPM2 (Industrial Park Manufacturing Zone – Technology Center)
- **Fully approved** for a **165,000 SF warehouse** (General Warehouse or Cold Storage)
- Ability to construct at any height up to **100 feet tall**
- Located in an established **industrial and technology** hub built for long-term growth

BUILDING SPECIFICATIONS

- **Building Dimensions:** 275' (D) x 600' (W)
- **Clear Height:** Approved for 100'
- **Number of Dock Doors:** 33
- **Car Parking:** 118 spaces
- **Trailer Parking:** 24-29 potential spaces

UTILITIES AND INFRASTRUCTURE

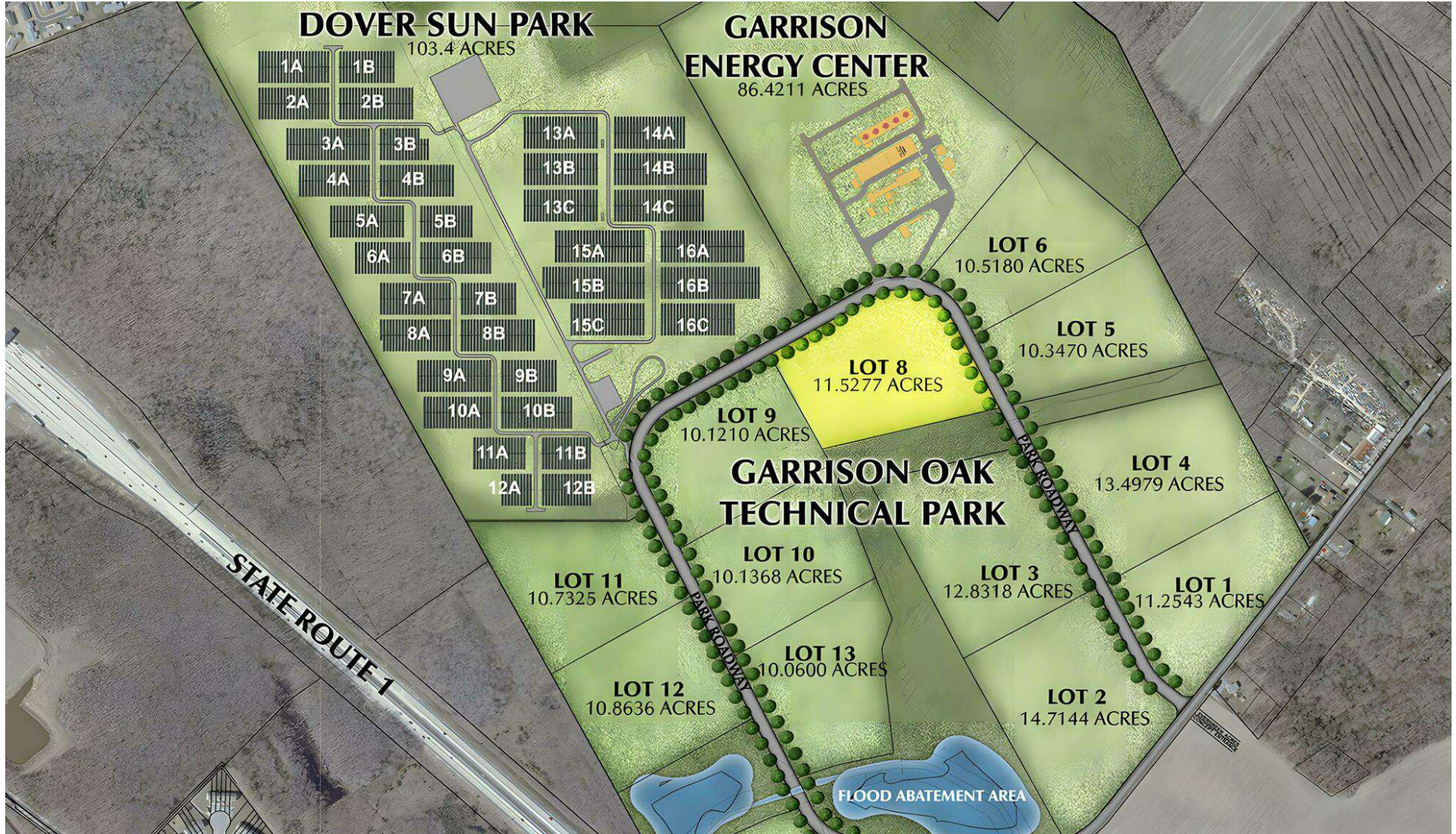
- **Electric:** ~2 MW currently available from a 69KV transmission line
- **Water:** 40K gallons freshwater per lot, 16" water main, 10" water line to the property
- **Sewer:** 60 EDU's or 15 gallons/day, 12" main / 8" sewer line stub to the property
- **Gas:** 4" natural gas line currently being installed
- **Power Expansion:** 230V/600MW primary substation under construction (Q4 2024 completion), increasing availability by ~20 MW



For More Information, Contact:

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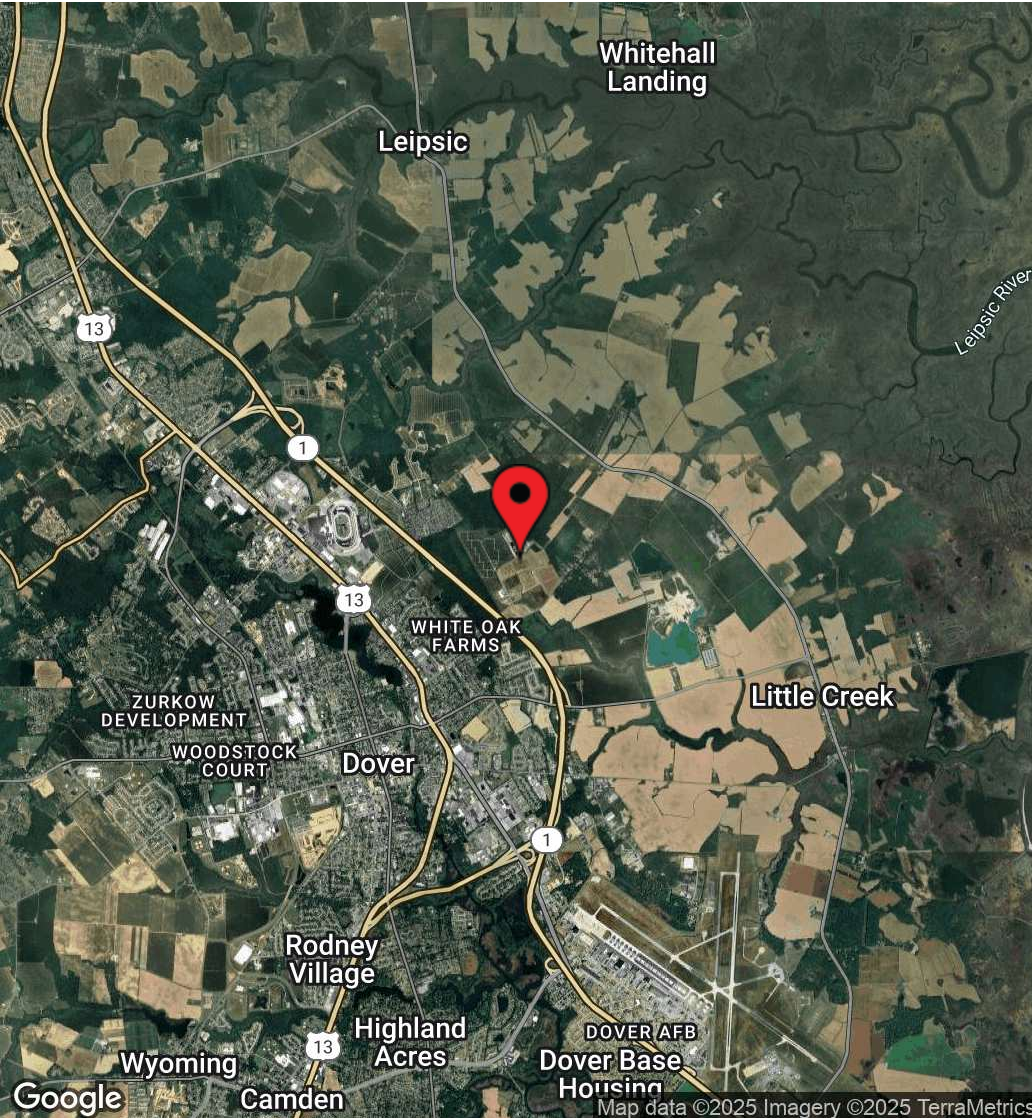
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LOCATION OVERVIEW

451 Garrison Oak Drive is located within the Garrison Oak Business and Technology Center, a premier business park in Dover, Delaware. The property is conveniently located approximately 1.6 miles from the Route 1/Route 8 Interchange, a major north-south toll road facilitating swift travel to Wilmington. This route runs through Dover's main commercial corridor, providing direct access to various city amenities and neighboring regions.

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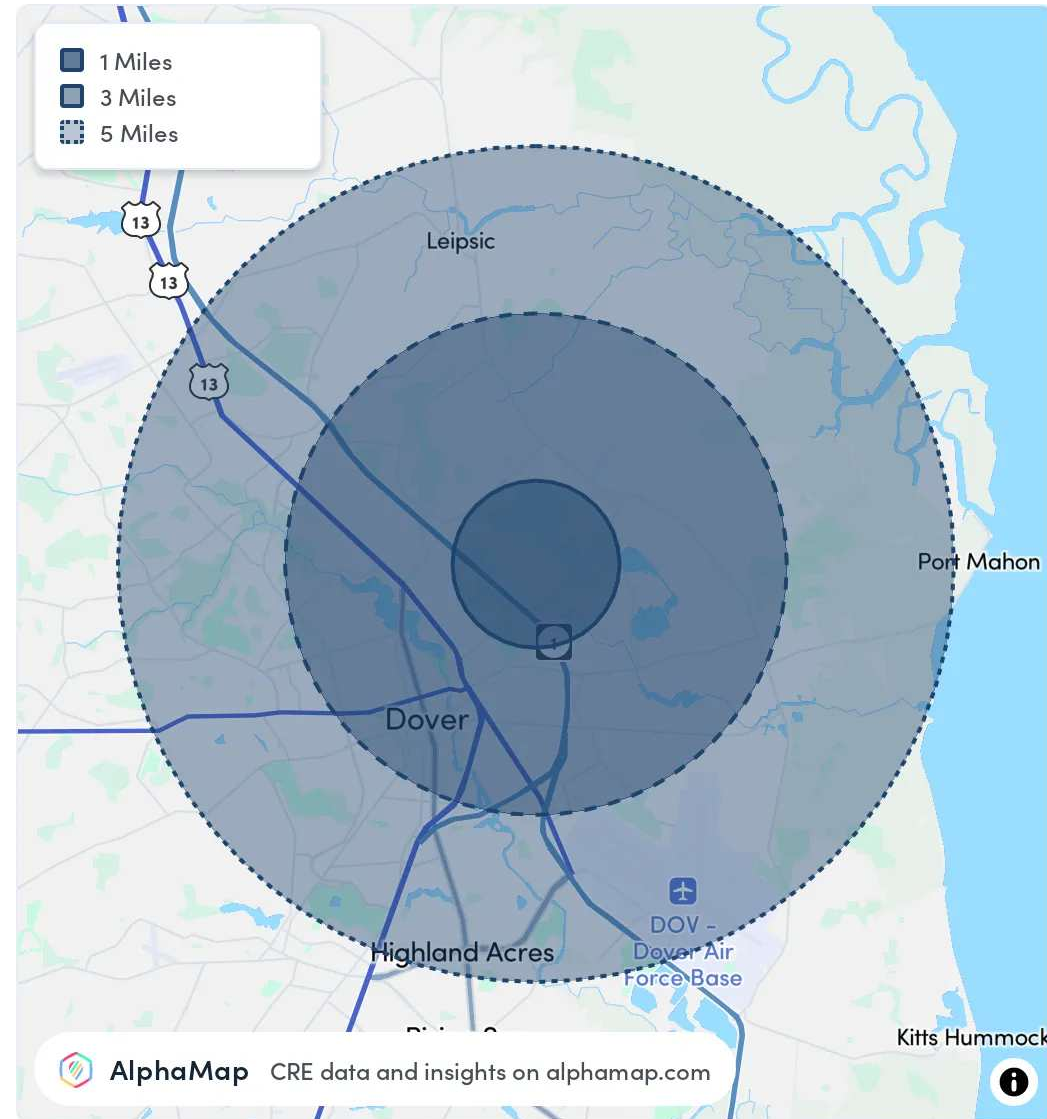


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,494	25,712	57,730
Average Age	41	38	38
Average Age (Male)	39	36	37
Average Age (Female)	42	40	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,059	9,864	21,934
Persons per HH	2.4	2.6	2.6
Average HH Income	\$64,858	\$65,688	\$75,593
Average House Value	\$234,938	\$282,226	\$301,663
Per Capita Income	\$27,024	\$25,264	\$29,074

RACE	1 MILE	3 MILES	5 MILES
Population White	867	9,359	23,897
Population Black	1,209	11,735	23,116
Population American Indian	14	174	377
Population Asian	59	710	1,975
Population Pacific Islander	5	34	74
Population Other	100	1,235	2,441

Map and demographics data derived from AlphaMap



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