



OFFICE WAREHOUSE WITH HIGHWAY FRONTAGE

3895 N. DUPONT HIGHWAY
DOVER, DE 19901

John McClellan, CCIM, SIOR

O: 410.543.2428

john.mcclellan@svn.com

Kelly Jeter

O: 410.543.2440

kelly.jeter@svn.com

Christopher Messick

O: 410.543.2440

chris.messick@svn.com



Property Summary



OFFERING SUMMARY

Building Size:	6,300 SF
Lot Size:	0.61 Acres
Price	\$799,000
Year Built:	1989
Zoning:	BG

PROPERTY OVERVIEW

Prime office/warehouse property situated on the heavily trafficked Route 13 corridor in north Dover. The property has great visibility and frontage on the highway and is ideal for a business seeking exposure and easy access. The building is situated on 0.61 Acres and the total building spans +/- 6,420 SF just including the first floor. The warehouse spans about 4,800 SF and has 3 drive in doors, 16 ft ceilings, and bonus mezzanine storage areas. The first floor office spans about 1,620 SF with bonus second floor space not factored into the total SF. The property is leased to Go Glass through 12/31/23 and the tenant will either stay for the remainder of the term or is willing to consider vacating on 60-90 days notice. ALL SHOWINGS BY APPOINTMENT ONLY

PROPERTY HIGHLIGHTS

- Prime location on Rt 13
- Flexible use and configuration
- Bonus storage areas
- Rare office/warehouse opportunity

Parcel Boundaries



Income Projection		
3895 N Dupont Highway		
Dover, DE		
6300 SF (4800 SF Warehouse / 1500 SF Office)		
Projected Rent:	\$9.75	\$61,425.00
Vacancy Allowance (5%)		(\$3,071.25)
Management (5%)		(\$3,071.25)
Reserves (5%)		(\$3,071.25)
<i>Projected NOI</i>		\$52,211.25

Warehouse Photos



Interior Photos

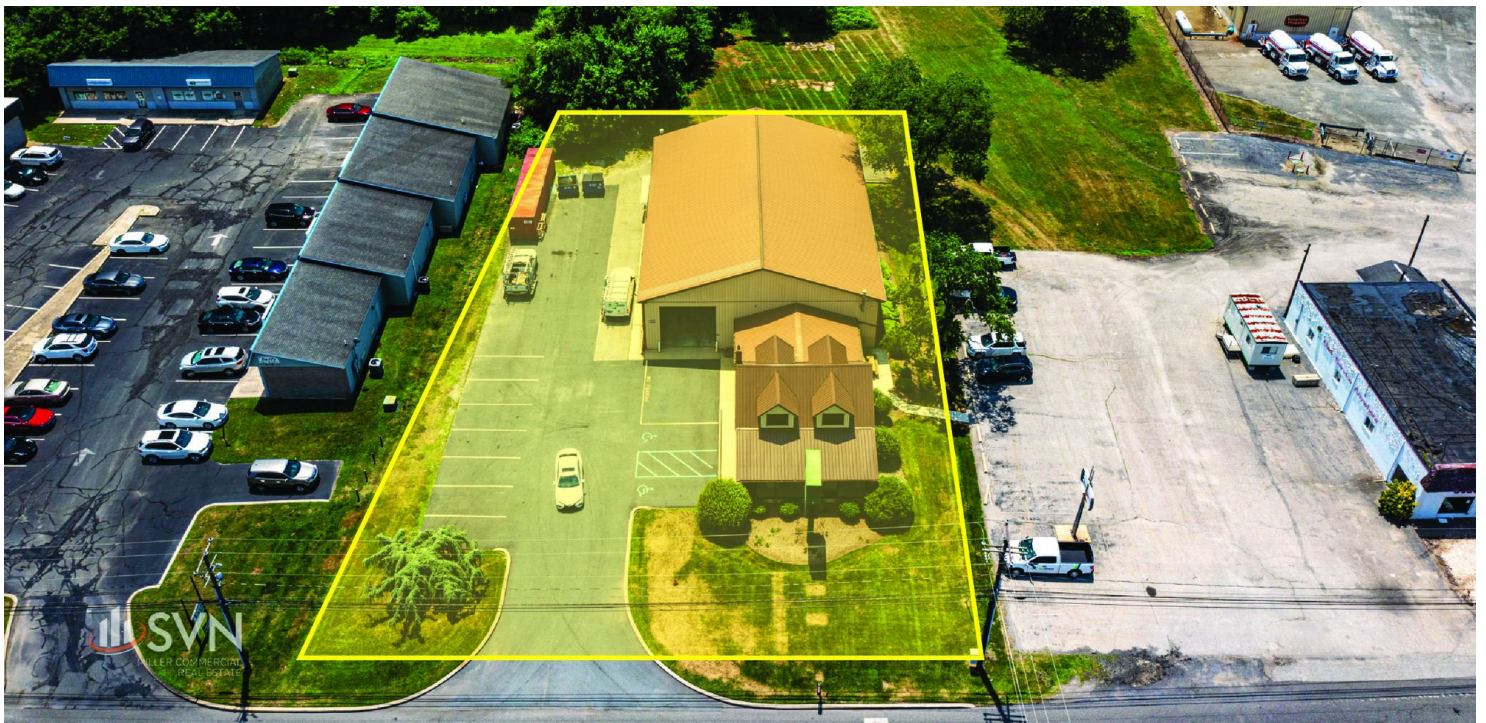


Interior Photos

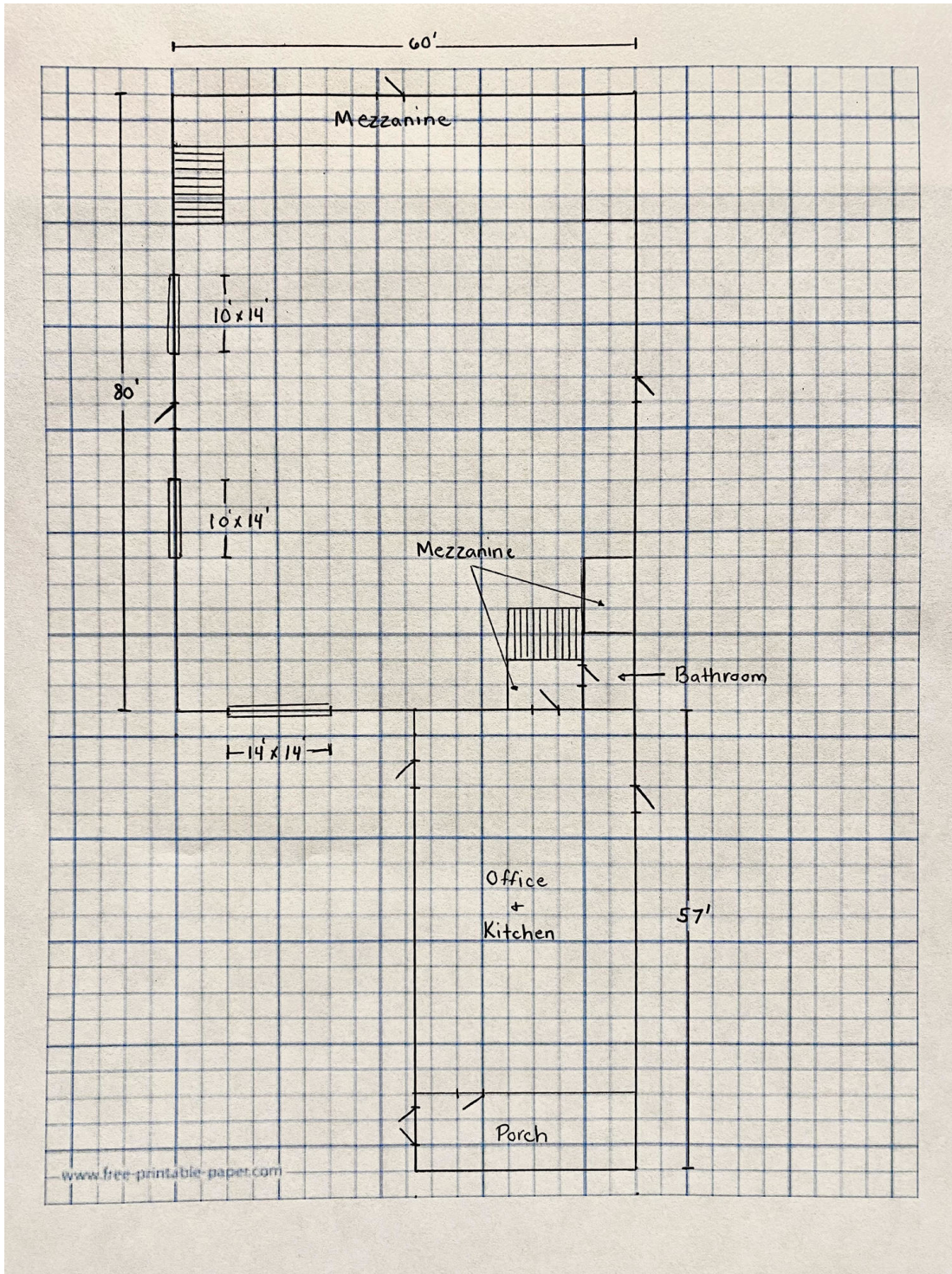


Exterior Photos

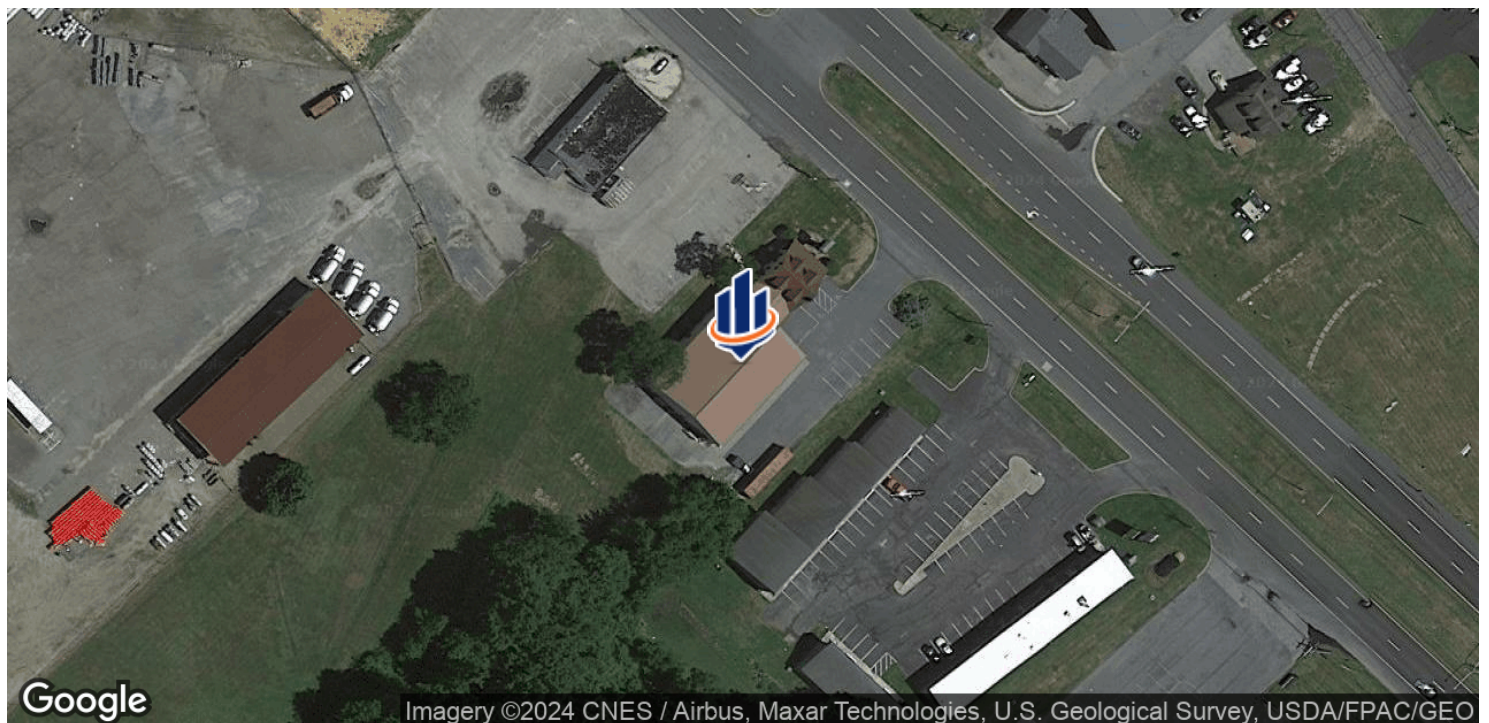
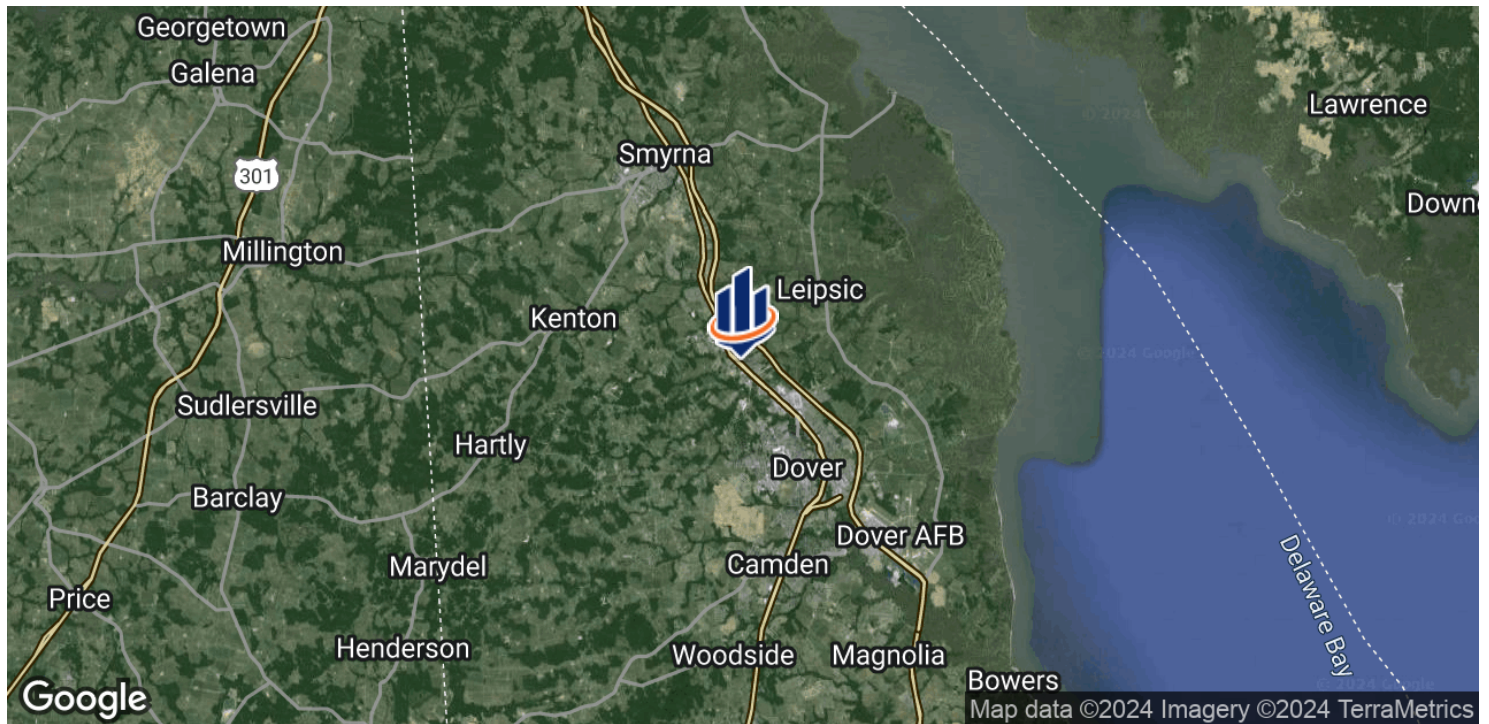




Floor Plan



Location Map



Retailer Map



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

§ 205-169. Permitted uses.

The following uses are permitted in the BG - General Business District:

Accessory structures and uses

Agriculture

Animal hospitals

Automobile, truck or bus sales, rental, service, storage or repair, but no auto salvage or junk, provided that: **[Added 8-26-1993 by Ord. No. 93-09; amended 2-28-2006 by Ord. No. 06-06]**

1. The operation is conducted at least 20 feet from any adjacent property line.
2. The minimum distance of any building from a residential district or residential property line shall be 50 feet.
3. The minimum distance from access to any church, library, school, college, nursing home, hospital or similar use shall be 200 feet, measured along the same street line in the same block.
4. Hydraulic hoists, pits and all lubricating, greasing, washing and repair facilities shall be entirely enclosed within buildings, in accordance with Delaware Department of Natural Resources and Environmental Control Regulation.
5. A solid fence, wall or landscape screen, a minimum of six feet in height, shall be erected along all property lines separating the site from any lot zoned for residential use.
6. Off-street parking shall be provided in accordance with requirements for manufacturing uses in Article XVII, Parking.
7. Any major repair or storage of equipment or materials or damaged vehicles shall be inside a completely enclosed building.

Antique shops

Arcades

Automobile sales and service

Automobile parts and supply stores without facilities for repair and without outside storage

Bakery and doughnut shops

Banquet halls

Beauty shops

Bicycle and household appliance repairs and sale facilities

Billiard or pool parlors

Bookstores

Bowling alleys

Bus shelter **[Added 3-14-2000 by Ord. No. 00-05; amended 1-15-2002 by Ord. No. 02-02]**

Bus station/cab facility

Business machines, sales and service

Business office

Candy stores

Carpet, rug and linoleum stores

Catalog sales stores

Ceramic shops, pottery

Charitable and philanthropic organizations and institutions

Child-care facilities [**Added 10-27-2020 by Ord. No. 20-9**]

1. At least 50 square feet of outdoor play area per child shall be provided, and the outdoor area shall be fenced or otherwise enclosed on all sides at a minimum of four feet high, and shall be completely separate from the parking area and also be suitable for children's active play use.
2. At least one parking space per adult attendant and one space per 10 children shall be provided in close proximity to the facility's entrance, and a circular or "T" drive shall be provided to permit safe ingress and egress from the site.
3. All requirements established by the State of Delaware Division of Child Protective Services under 31 Del. C. § 342 must also be satisfied.¹

Civic activities, including auditoriums, museums and libraries

Clock shops, sales and repair

Clubs, lodges and fraternal organizations

Commercial parking lots and garages

Commercial recreation facilities, including miniature golf, tennis, racquetball and handball courts, skateboard parks, skating rinks, batting cages

Community centers

Cultural centers

Custom woodworking shops

Data processing service centers

Delicatessen

Department stores, including the sale of tires, batteries and accessories, and service facilities

Dog grooming establishments

Dry-cleaning, coin operated

Dry goods store

Drugstores

1. Editor's Note: 31 Del. C. § 342 was repealed by 82 Laws, Ch. 184, effective 7-1-2020.

Electronic equipment repair and service centers
 Emergency uses - fire, police, rescue
 Florist shops
 Food catering establishments
 Furniture stores
 Furriers, including incidental storage
 Garden supply stores
 Gas stations without repair facilities
 Gift shops
 Governmental service building
 Grocery stores
 Hardware stores
 Health spas and gymnasiums
 Home ventilation equipment showrooms without repair facilities
 Hospitals
 Hotels, motels and hostels
 Ice cream stores
 Ice vending machines
 Indoor theaters
 Interior decorating establishments
 Janitorial supply stores
 Jewelry stores
 Laundromats, coin operated
 Laundry and dry cleaning pickup stations
 Libraries
 Locksmiths
 Lounges
 Luggage and leather goods stores
 Meat, fish or poultry stores (no live poultry)
 Medical stores, clinics and laboratories
 Microcomputer, accessory and software establishment
 Millinery shops
 Mini-warehouses, provided that: **[Added 12-18-2018 by Ord. No. 18-18]**

1. The project shall meet all conditions regarding setbacks, screening, landscaping, lighting or other similar requirements as the Department of Planning Services, Division of Planning, shall deem necessary for the protection of neighboring or adjacent property.
2. Mini-warehouse developments shall be limited to dead storage use only and no activity other than storage shall be permitted within a storage unit.
3. All storage on the property shall be within a completely enclosed building.
4. No activities, such as miscellaneous or garage sales, shall be conducted on the premises by any individual or group which leases storage space at the facility.
5. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.
6. A mini-warehouse shall not be operated as part of a transfer and storage business where use of vehicles by the operator is part of such business.
7. The operator shall keep the premises free of trash and debris at all times.
8. Security fencing and screening or security walls shall be required around the perimeter of the project, said fence or wall to be not less than seven feet in height and constructed of finished masonry or durable metal protected from corrosion.
9. All lights shall be shielded to direct light onto the uses established and away from adjacent property, but may be of sufficient intensity to discourage vandalism and theft.
10. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete.
11. All operation and use of the facility shall be in accordance with all applicable codes and regulations.
12. The operator and/or owner shall be responsible for controlling access to the site and to individual storage units.
13. The operator/owner is charged with the duty of requiring and determining that no material is stored in violation of federal, state or local health, safety (including fire) or environmental regulations, and the storage of hazardous or unlawful material is specifically prohibited.
14. Storage of materials rated no higher than "2" by the American Fire Protection Associations as to health hazard, flammability and susceptibility to release of energy shall be deemed to be prima facie evidence of compliance with the requirements of Item 13 above.
15. Off-street parking shall be provided in the following ratio:
 - (a) One space for each employee; and
 - (b) One space for every 25 storage units, with adequate provision for transfer of goods from parking areas to storage units.

Monument sales but not manufacture

Newspaper publishing and printing shops

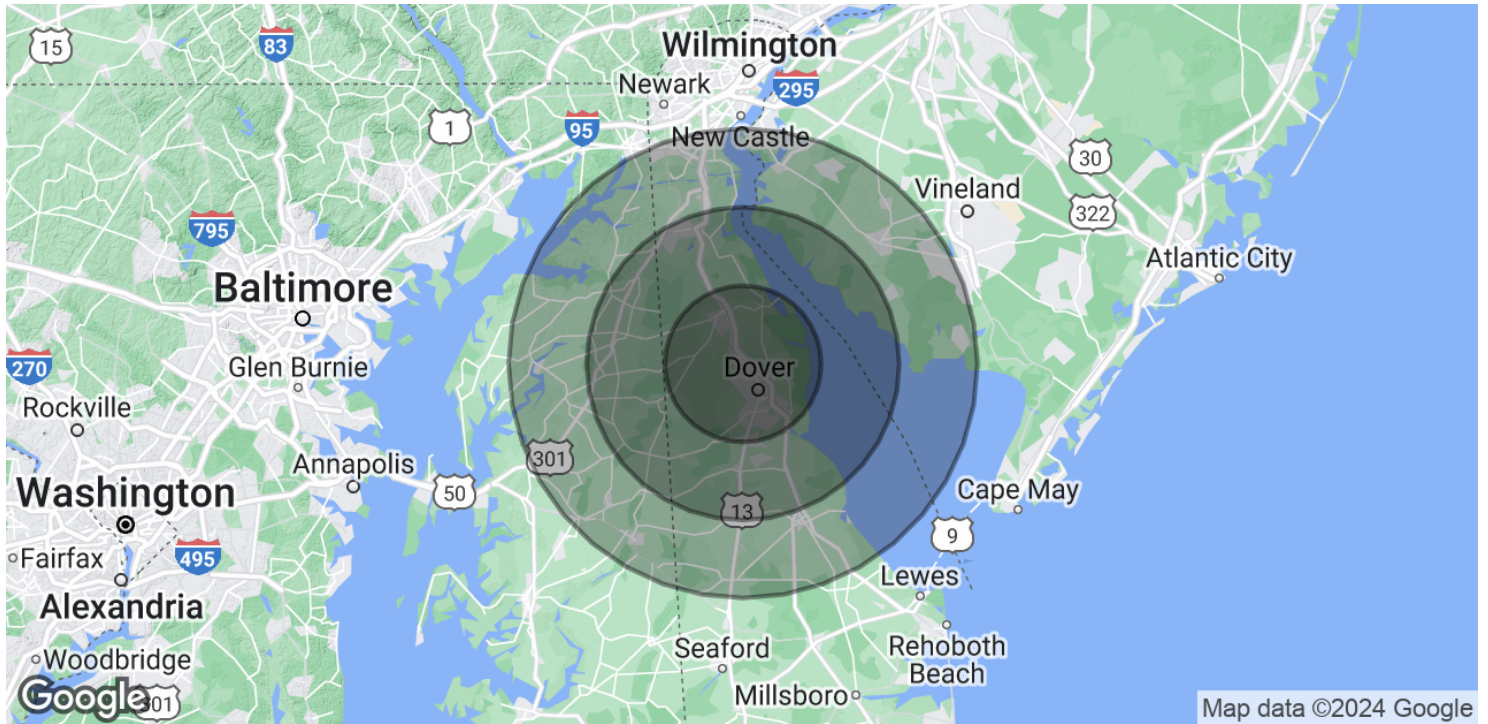
Night clubs
 Nonmanufacturing scientific research establishments
 Novelty shops
 Optician or optometrical establishments
 Package dry-cleaning plants
 Package stores
 Palm reading and fortune telling establishments
 Parking and loading (for more information, see Article XVII, Parking)
 Parking garages
 Pet shops
 Photographic stores and studios
 Photostating and blueprinting establishments
 Planned commercial complexes (shopping centers)
 Produce markets, primarily retail
 Professional offices
 Public utility offices
 Recreational vehicle and truck cap sales [**Added 10-14-1997 by Ord. No. 97-19**]
 Restaurants, except drive-ins
 Retail nursery
 Schools for vocational training
 Seafood stores
 Secondhand and used item stores
 Secretarial, telephone answering service and message centers
 Service stations, gas
 Sewing machine stores
 Shoe repair shops
 Shoe stores, including orthopedic stores
 Small office equipment stores, including sales and service
 Sporting goods stores
 Stationery stores
 Stamp and coin stores
 Supermarkets
 Tailor shops
 Tanning salons
 Taverns

Taxicab stands
Technical centers
Telegraph or messenger services
Television studios, radio broadcasting stations and recording studios
Travel agencies
Tobacco stores
Tool retail stores without outside storage
Upholstering shops, no manufacturing
Variety stores
Vegetable stores
Video store
Wallpaper and paint stores
Welfare centers
Window shade and awning stores
Similar stores and shops, but not adult entertainment

Aerial Photo



Demographics Map & Report



POPULATION	10 MILES	20 MILES	30 MILES
Total Population	3,699	55,314	138,287
Average Age	28.5	33.2	34.9
Average Age (Male)	29.1	31.2	33.3
Average Age (Female)	27.8	34.5	36.1
HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	1,174	19,851	49,688
# of Persons per HH	3.2	2.8	2.8
Average HH Income	\$53,245	\$60,882	\$64,981
Average House Value	\$198,235	\$221,638	\$222,142

* Demographic data derived from 2020 ACS - US Census



JOHN MCCLELLAN, CCIM, SIOR

Senior Advisor

john.mcclellan@svn.com

Direct: 410.543.2428 | **Cell:** 410.430.9964

PROFESSIONAL BACKGROUND

John McClellan, CCIM, SIOR serves as a Senior Advisor for SVN/Miller Commercial Real Estate specializing in the sale and lease of office, industrial, and retail property on the Eastern shore of Maryland and Delaware. McClellan brings 35 years of commercial real estate experience and has secured well over 4,000 transactions, resulting in a career brokerage volume in excess of \$500 million.

McClellan has successfully brokered retail, office, and industrial properties for sale and lease. These include a \$9.6 million sale of Gateway Crossing, a \$2.75 million sale of the Standard Register plant, and \$2.2 million industrial lease with Grayling Industries.

Past clients and customers include Pepsi Cola, Field Container, Perdue Farms, UPS, Delmarva Power, Gannett Newspapers, Advance Auto, CVS, 84 Lumber, Chick-Fil-A, The General Services Administration, and many others.

He is past President of the Salisbury Area Chamber of Commerce and presently serves on the advisory board for M&T Bank.

McClellan is a 1984 graduate of Penn State University with a BS in Accounting. He was co founder and operator of SubRunners [sub delivery] from 1986 - 2003.

He holds the prestigious CCIM and SIOR designations.

EDUCATION

Bachelor of Science in Accounting from Pennsylvania State University

MEMBERSHIPS

Society of Industrial and Office Realtors [SIOR] - only 3,100 industrial and office real estate broker are recognized as SIOR designees

Commercial Investment Member [CCIM]

Lower Shore Advisory Board for M&T Bank

Salisbury Area Chamber of Commerce

SVN | Miller Commercial Real Estate

206 E. Main Street
Salisbury, MD 21801
410.543.2440



KELLY JETER

Advisor

kelly.jeter@svn.com

Direct: 410.543.2440 | **Cell:** 443.758.7170

PROFESSIONAL BACKGROUND

Kelly has a background in retail sales and management with an emphasis in fashion merchandising. She transitioned into real estate in the middle of 2016 when she joined The McClellan Team at SVN-Miller. Kelly started as John's assistant and became a licensed real estate agent in 2017. From there she has transitioned into an Advisory role as she has brokered numerous commercial sales and leases over the past 3 years.

Kelly is now pursuing her CCIM designation and is in the process of taking her classes with the CCIM Institute and working towards the production threshold.

EDUCATION

Kelly received her Bachelor of Science degree from University of South Carolina in Retailing and graduated with Summa Cum Laude recognition.

SVN | Miller Commercial Real Estate

206 E. Main Street
Salisbury, MD 21801
410.543.2440



CHRISTOPHER MESSICK

Associate Advisor

chris.messick@svn.com

Direct: 410.543.2440 | **Cell:** 443.523.9228

PROFESSIONAL BACKGROUND

Chris has a background in Media Production with an emphasis on Video Pre & Post Production and Graphic design. Chris began his Real Estate career as a Residential Agent and quickly transitioned into becoming a Commercial Advisor. As a new addition to the McClellan Team, his drive comes from brokering commercial Sales and Leases while building strong relationships along the way.

EDUCATION

Chris received his Bachelor of Fine Arts with a focus in New Media from Salisbury University.

SVN | Miller Commercial Real Estate

206 E. Main Street
Salisbury, MD 21801
410.543.2440

Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.