

CLASS A NEW CONSTRUCTION
TAX ABATEMENTS AVAILABLE

175
COMMERCE WAY
DOVER, DELAWARE

FOR SALE OR LEASE

FULLY APPROVED DEVELOPMENT SITE
BUILD-TO-SUIT OPPORTUNITY

±234,000 SF
AVAILABLE

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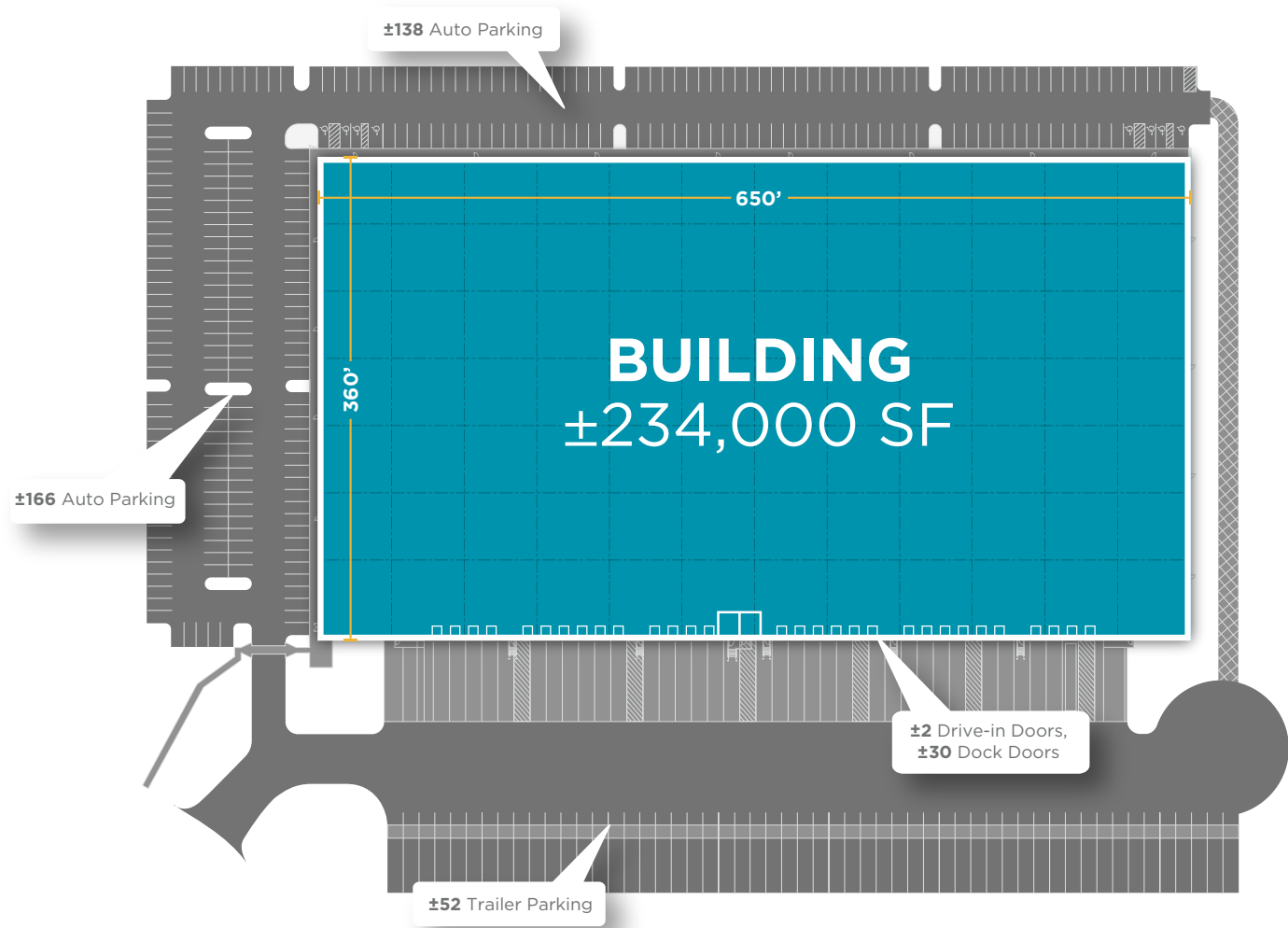
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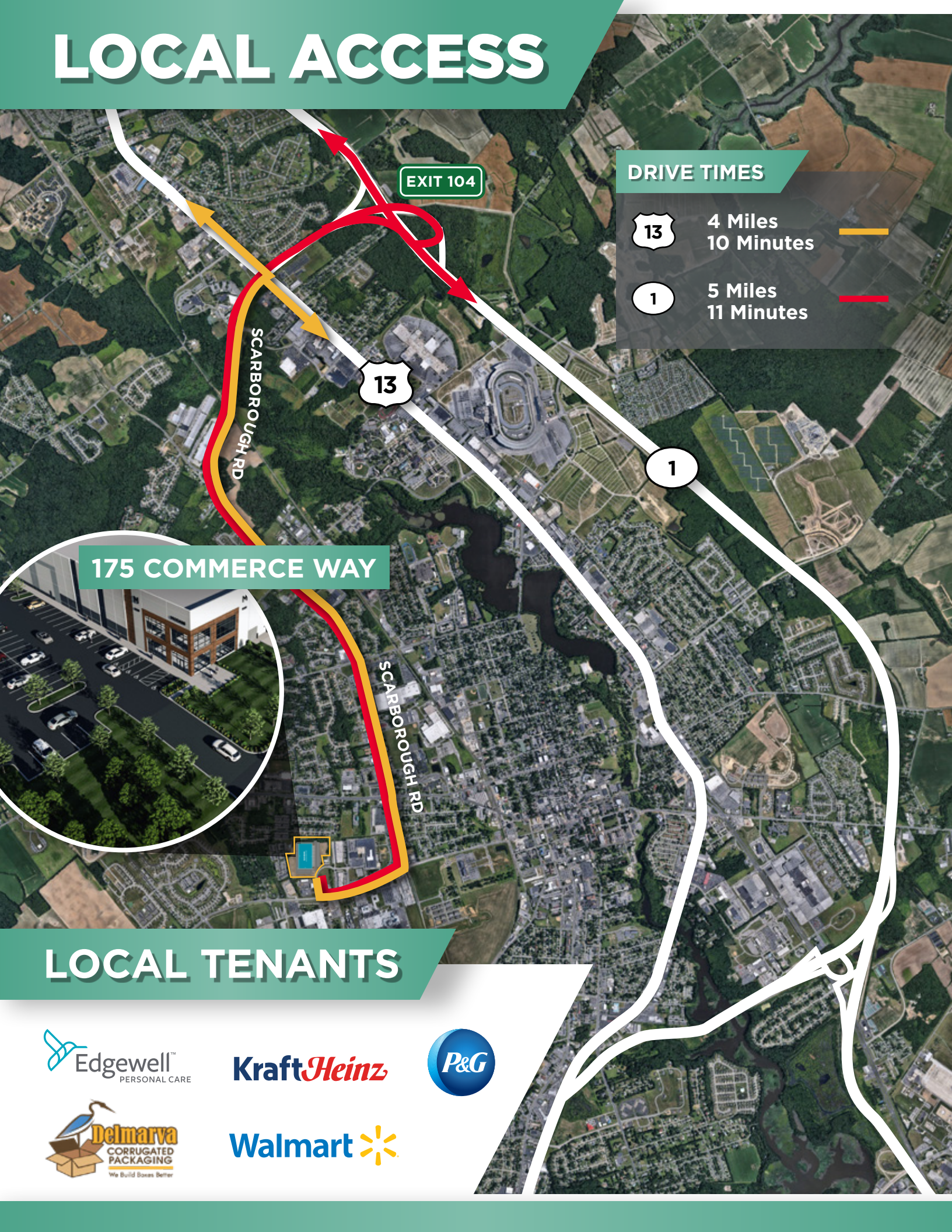
BUILDING SPECS



±234,000 SQUARE FEET **40'** CLEAR HEIGHT **±304** AUTO SPACES **±52** TRAILER SPACES

BUILDING SF	±234,000 SF	DRIVE-IN DOORS	±2 Drive-Ins (14' x 16')
DIMENSIONS	650' x 360'	TRAILER PARKING	±52 Spaces
ACRES	±22.97 Acres	AUTO PARKING	±304 Spaces
COLUMN SPACING	54' x 50' (54' x 60' Loading Bays)	FLOOR	7" thick reinforced floor slab; 4,000 PSI
CLEAR HEIGHT	40'	ROOF	60 mil single-ply, fully adhered TPO system
DOCK DOORS	±30 Dock Doors (9' x 10') equipped w/ 35,000 lbs mechanical levelers, bumpers, seals and lights	FIRE PROTECTION	ESFR sprinkler system with k-22.4 rated heads

LOCAL ACCESS



EXIT 104

DRIVE TIMES



4 Miles
10 Minutes



5 Miles
11 Minutes

175 COMMERCE WAY

LOCAL TENANTS

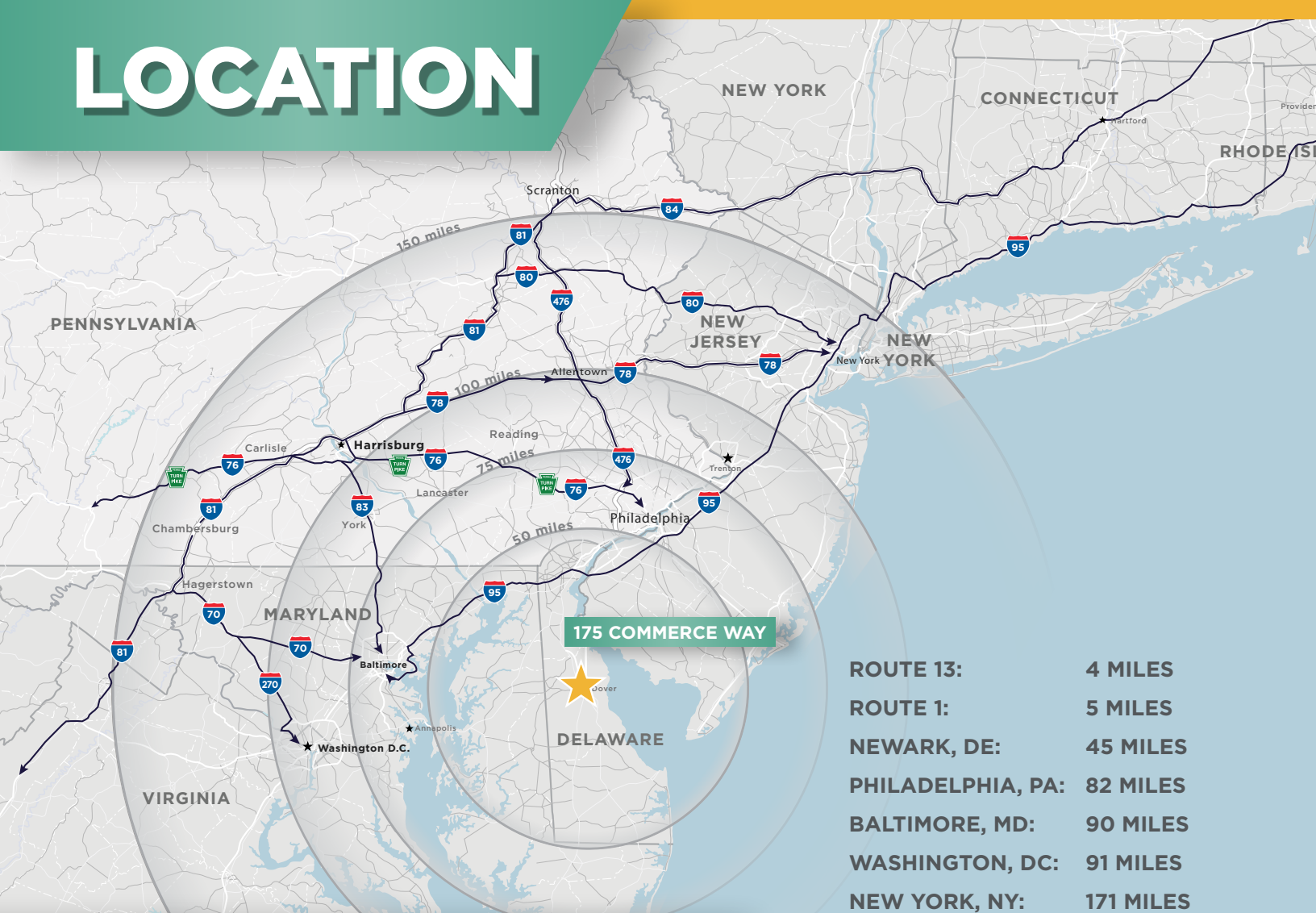


KraftHeinz



Walmart

LOCATION



SITE ADVANTAGES



PRIME LOCATION off of Route 13 and Route 1 in Dover, Delaware.



PROXIMITY to FedEx, UPS and intermodal terminals



TAX ABATEMENTS AVAILABLE for users that meet specific qualifications such as New Business Facility, New Economy Jobs, and Research and Development Tax Credits.



SIZABLE LABOR MARKET characterized by a skilled and diverse workforce. The region's strategic location and excellent transportation infrastructure make it a prime choice for industrial operations, ensuring a steady supply of qualified employees.

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