

# SALE

# Acreage

Presented by Patterson-Woods & Associates

“The Area’s Leading Commercial Broker”

**36952 Sussex Highway, Delmar, Delaware**



**\$590,000**

- 14.728+/- acres
- Zoned LI-2 Light Industrial District
- Tax parcel 532-13.00-80.05

See page 2 for aerials

**PATTERSON WOODS**  
COMMERCIAL PROPERTIES

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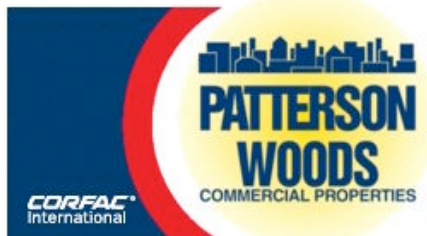
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## **LI-2 Light Industrial District** (<http://www.ecode360.com/?custId=SU1223>)

A building or land shall be used for the following purposes, consisting of general light industrial, warehousing and storage uses, including certain open or enclosed storage of products, materials and vehicles, and including the following uses and any similar uses which are not likely to create any more offensive noise, vibration, dust, heat, smoke, odor, glare or other objectionable influences than the minimum amount normally resulting from other uses listed, such listed uses being generally wholesale establishments, service industries and light industries that manufacture, process, store and distribute goods and materials and are, in general, dependent on raw materials refined elsewhere, and manufacture, compounding, processing, packaging or treatment, as specified, of the following products or similar products:

- Agricultural, business, commercial or office uses permitted in any business or commercial district
- Agriculture or farm implements, manufacture, sale, storage or repair
- Aircraft and aircraft parts
- Aluminum extrusion, rolling, fabrication and forming
- Animal hospital, or animal pounds
- Animal, poultry and bird raising, commercial
- Any use permitted in the LI-1 District
- Automobiles, trucks, buses, truck trailers, motorcycles and bicycles, repair and assembly; transmission repair service
- Bakery products, wholesale (manufacturing permitted)
- Bedding (mattress, pillow and quilt)
- Beverage blending and bottling (all types), but not distilling
- Blacksmith shops, not including gas- and steam-fitting shops
- Boat manufacture and repair (vessels less than five tons), boat sales, service, storage or rentals
- Building materials (cement, lime in bags or containers, sand, gravel, stone, lumber, structural or reinforcing steel, pipe and the like), storage and sales, open or enclosed, but not manufacture or steel fabricating or junk storage
- Button manufacture
- Carbon paper and inked ribbon manufacture
- Carpets, rugs and mats, including cleaning
- Cigar and cigarette manufacture
- Cleaning and dyeing of garments, hats and rugs
- Coal and coke storage and sales
- Commercial greenhouses, wholesale or retail, and nurseries for growing of plants, trees and shrubs, including a building for sale of products produced on the premises
- Condensed and evaporated milk, processing and canning
- Contractors' shops and storage yards or equipment rental
- Cosmetics and toiletries, perfumes (compounding only)
- Dairy operations and dairy products, ice cream and cheese
- Dwellings for resident watchmen and caretakers employed on the premises
- Electrical appliances or electronic apparatus, medical, optical or drafting equipment, toys, games and musical instruments manufacture or assembly
- Exterminating establishments
- Farms and farming
- Fertilizer storage in bags or bulk storage of liquid or dry fertilizer in tanks or in a completely enclosed building, but not manufacture or processing
- Fireplace logs
- Fish, shrimp, crab, clam, oyster and other seafood processing, packing or storing, except fish curing or smoking
- Food products manufacture, processing and packaging of such products as candy, chewing gum, cocoa products, coffee, tea and spices, macaroni and noodles
- Foundry products manufacture (electrical only)
- Fruit and vegetable processing (including canning, preserving, drying and freezing)
- Furniture (wood, reed, rattan, metal and plastic)
- Grain blending and packaging, but not milling
- Heating, ventilating, cooling and refrigeration supplies and appliances
- Ice manufacture, including dry ice
- Industrial vocational training schools, including internal-combustion engines
- Ink manufacturing (mixing only)
- Insecticides, fungicides, disinfectants and related industrial and household chemical elements (blending only)
- Kennels, boarding or otherwise
- Knitting, weaving, printing, finishing of textiles and fibers into fabric goods or clothing, hats or hosiery
- Laboratories, research or experimental, but not including combustion-engine testing
- Laundries and linen service
- Leather goods manufacture, but not including tanning operations
- Livery stables and riding academies
- Machinery manufacture and machine shops
- Meat products, packing and processing (not slaughtering)
- Metal products manufacture, such products as bolts, nails, staples, needles, pins, metal containers, ornamental iron fabrication, silverware and plated wire
- Mobile-home and modular-home manufacturing
- Oleomargarine (compounding and packing only)
- Pharmaceutical products and drugs
- Planning and millwork, lumberyard
- Plating, electrolytic process
- Plumbing supplies manufacture, sale or storage
- Poultry packing and slaughtering (wholesale)
- Printing, publishing and engraving, photographic processing or blueprinting
- Pulp goods, pressed or molded (including paper mache products)
- Radiator repair, cleaning and flushing
- Radio or television broadcasting stations, studios, offices and towers
- Railroad switching yards, primarily for railroad service in the district, team tracks and spur tracks
- Research centers
- Rubber and synthetic treated fabrics (excluding all rubber and synthetic processing)
- Sheet metal products, ductwork and containers
- Shipping containers (corrugated board, fiber or wire-bound)
- Sign fabrication and painting shops



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**LI-2 Light Industrial District (Continued)** (<http://www.ecode360.com/?custId=SU1223>)

- Soap, washing or cleaning, powder or soda (compounding only)
- Telephone central offices, including outdoor storage and repair facilities
- Telephone stations or booths, including drive-in or talking-from-car stations
- Theaters, including open-air drive-in theaters
- Tire retreading, recapping and vulcanizing shops
- Tools, dies and hardware products and firearms
- Trailer and truck body assembly
- Truck and transfer terminals, freight
- Vitreous enameled products
- Warehouses, wholesale houses and distributors and wholesale markets
- Welding or soldering shops
- Wood products manufacture, including baskets, boxes, crates, barrels and veneer
- Yarn, threads, cordage and industrial fibers

B. Where, in the judgment of the Commission, a use is not specifically referenced but is similar to those listed as permitted, it may be permitted by approval of the Commission.



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