

# SALE: OFFICE/ FLEX/ YARD

## 1006 Greenbank Road, Marshallton, DE 19808

Presented by Patterson-Woods & Associates

“The Area’s Leading Commercial Broker”



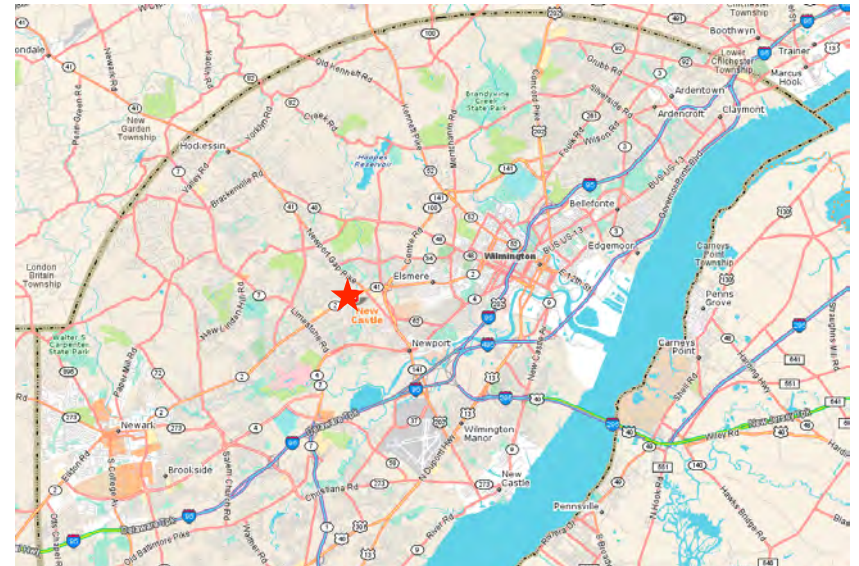
- Centrally located in Northern New Castle County
- Less than 1.5 miles to Rts. 2, 4, 7, 41, and 141
- .33 +/- Acre lot
- 2,300 +/- sq-ft on 3 levels.
- Currently configured as contractor/ distributors office with small warehouse, dock, and yard. CN zoning on parcel may allow for other commercial (retail?) uses.

(Page 1 of 2)



Dan Leshar: 302-622-3520  
[dlesher@pattersonwoods.com](mailto:dlesher@pattersonwoods.com)

3801 Kennett Pike D-100  
Greenville Center  
Wilmington, Delaware 19807  
302-622-3500 800-220-2738



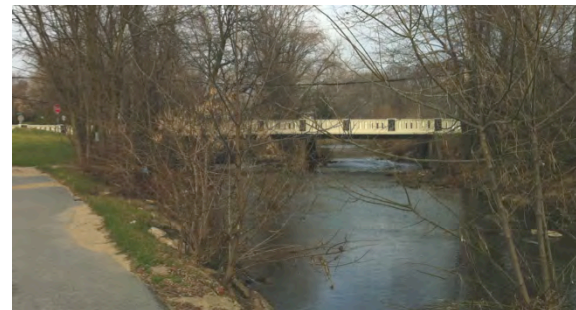
*The above information is believed to be accurate but the users must verify it for their own satisfaction. Price and availability is subject to change without prior notice. The Seller's broker, any cooperating broker, and any salesperson working with either, are representing the Seller's interests and have fiduciary responsibilities to Seller, but are obligated to treat all parties fairly.*



- Scenic back yard adjacent to Red Clay Creek\*
- Existing pavement and with lot size, may be potential to expand parking.
- Currently configured as office and warehouse.
- Main storage on 1<sup>st</sup> floor with access to loading dock. Additional storage on 3<sup>rd</sup> floor and in basement. (Area in basement has not been included in 2300+/- sq-ft estimate of area indicate on page 1.)
- 150 amp service
- Gas Heat



\* Parcel is believed to be within FEMA 100 Yr. Flood Plain. Owners annual 2010 Floor Insurance Bill \$1303.



3801 Kennett Pike D-100  
Greenville Center  
Wilmington, Delaware 19807  
302-622-3500 800-220-2738

Please contact:  
**Dan Leshner: 302-622-3520**  
[dlesher@pattersonwoods.com](mailto:dlesher@pattersonwoods.com)

**CORFAC**  
International

*The above information is believed to be accurate but the users must verify it for their own satisfaction. Price and availability is subject to change without prior notice. The Seller's broker, any cooperating broker, and any salesperson working with either, are representing the Seller's interests and have fiduciary responsibilities to Seller, but are obligated to treat all parties fairly.*