

# FOR SALE

# INDUSTRIAL/OFFICE/YARD

209 & 405 S Dupont Road, Elsmere, DE 19804

## \$3,100,000

1.31+/- acres in Elsmere zoned HD (Highway development)

5.01+/- acres in Elsmere zoned GI (General Industry)

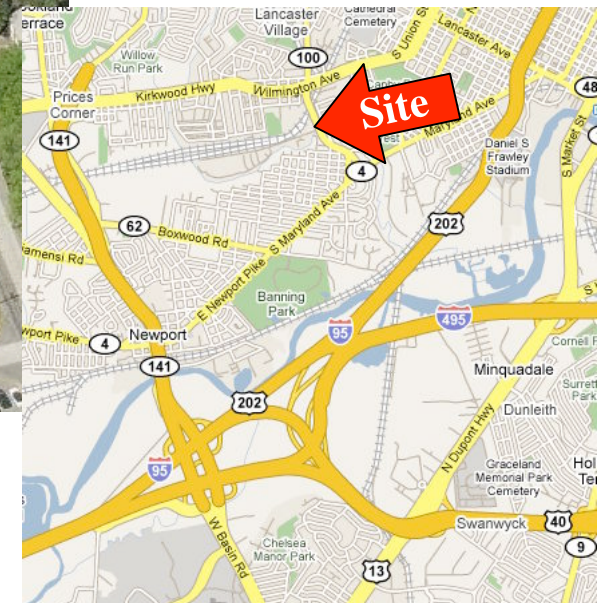
Office building - 9,992+/- sq ft

Other buildings - 16,613+/- sq ft

Outside storage under the bridge is a nice feature.

Difficult to find contractor yard.

Parcels 1900500378 & 1900500171



**PATTERSON  
WOODS**  
COMMERCIAL PROPERTIES

3801 Kennett Pike D-100  
Greenville Center  
Wilmington, Delaware 19807  
302-622-3500 800-220-2738  
Email: [info@pattersonwoods.com](mailto:info@pattersonwoods.com)  
Web Site: [www.pattersonwoods.com](http://www.pattersonwoods.com)

Charles Woods

302-622-3505

[woods@pattersonwoods.com](mailto:woods@pattersonwoods.com)

*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.*

Parcel # 1900500378

**Property Address:** 209 S DUPONT RD  
WILMINGTON, DE 19804-  
**Subdivision:** ELSMERE  
**Owner:** DUPONT ROAD PROPERTIES LLC  
1109 YORKSHIRE WAY  
**Owner Address:**  
WEST CHESTER, PA 19382-8707  
**Municipal Info:** Incorporated in ELSMERE PROPERTY TAX AREA

<b>Lot #:</b>	<b>Property Class:</b> RESIDENTIAL
<b>Location:</b>	<b>Lot Size:</b> 1.31
<b>Map Grid:</b> 09803560	<b>Lot Depth:</b> 0
<b>Block:</b>	<b>Lot Frontage:</b> 0
<b>Census Tract:</b> 124.00	<b>Street Finish:</b>
<b>Street Type:</b>	<b>Electric:</b> YES
<b>Gas:</b> YES	
<b>Water:</b> PUBLIC	
<b>Microfilm #:</b> 000215	

District & Zoning Info

Districts

- **RED CLAY SCHOOL DIST-TRES**
- **COUNCIL 1 - JOSEPH M REDA**
- TRAFFIC ZONE T083 (YR2000)
- NORTH OF C&D CANAL
- SEWER DISTRICT NORTHERN-ASMT
- FIRE/RESCUE - ELSMERE
- DE REP 13-JOHN L MITCHELL JR
- PLANNING DISTRICT 8-ASMT
- DE SEN 07-PATRICIA BLEVINS
- ADD REQ PER SEC 10.3.4.4 DSSR

Zoning

- 19HD - HIGHWAY DEVELOPMENT

Sales History

Owner	Deed	Current Owner?	Multi?	Sale Date	Sale Amount
JULIAN JAMES & ROSE M	O44 116	N	Y	7/1/1944	\$4,000.00
JULIAN ROSE M	WR113004	N	N	10/6/1997	\$0.00
JULIAN FRANK JAMES TRUSTEE	WR120611	N	Y	9/8/1999	\$0.00
DUPONT ROAD PROPERTIES LLC	20080709 0047295	Y	Y	6/27/2008	\$10.00

Tax/Assessment Info

Assessment

**Land:** 18400  
**Structure:** 22800  
**Homesite:** 0  
**Total:** 41200

**County Taxable:** 41200  
**School Taxable:** 41200

Tax History as of 10/3/2008 6:29:15 AM

Tax Year	County				School			
	Principal Due	Penalty Due	Date Paid	Amt Paid	Principal Due	Penalty Due	Date Paid	Amt Paid
2004Q3	\$0.00	\$0.00	4/28/2005	\$12.41	\$0.00	\$0.00	4/27/2005	\$67.63
2005A	\$0.00	\$0.00	9/15/2005	\$90.14	\$0.00	\$0.00	9/15/2005	\$569.38
2006A	\$0.00	\$0.00	9/28/2006	\$97.77	\$0.00	\$0.00	9/28/2006	\$606.05
2007A	\$0.00	\$0.00	9/27/2007	\$114.65	\$0.00	\$0.00	9/27/2007	\$668.68
2008A	\$0.00	\$0.00	9/25/2008	\$114.70	\$0.00	\$0.00	9/25/2008	\$726.77

**County Balance Due:** \$0.00

**School Balance Due:** \$0.00

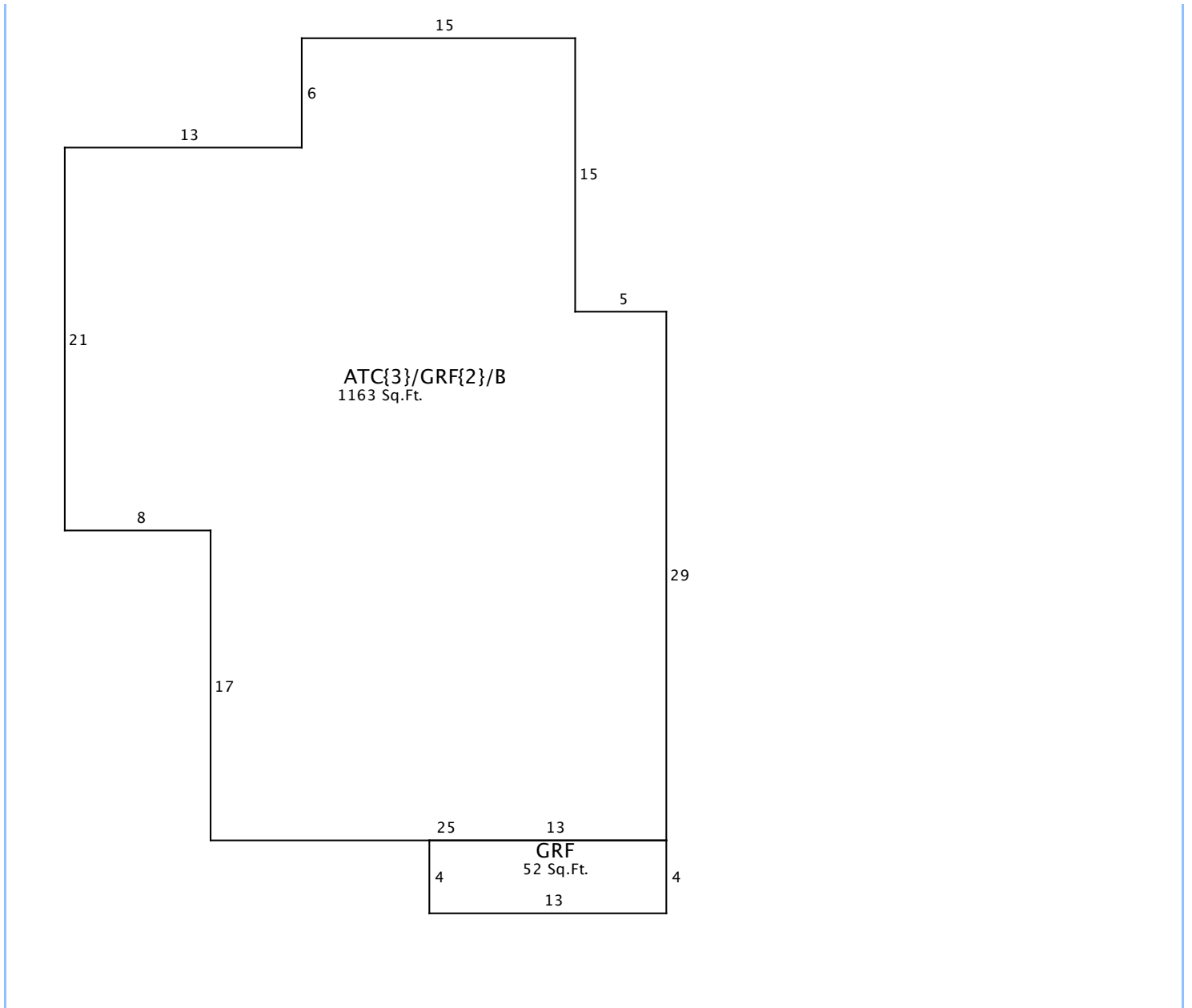
Accounts with delinquent balances do not reflect the most recent statutory penalty, which was imposed on the first of the month. To obtain the exact amount necessary to pay the account in full, please call New Castle County's Treasury Division at (302) 323-2600.

#### Residence Characteristics

##### Residence 1

<b>Building Design:</b> CAPE COD	<b>Residence Class:</b> SFD ON 1.01-5.00 AC.
<b>Grade:</b> AVERAGE	<b>Condition:</b> FAIR
<b>Year Built:</b> 1935	<b># Stories:</b> 1.50
<b>Total Area (sq. ft.):</b> 1225	<b>Main Floor Area:</b> 1215
<b># Rooms:</b> 6	<b># Bedrooms:</b> 3
<b># 1/2 Baths:</b> 0	<b># Full Baths:</b> 1
<b># Fam. Rooms:</b> 0	<b># Fixtures:</b> 5
<b>Roof Type:</b> GABLE	<b>Roof Material:</b> ASPHALT
<b>Exterior Wall:</b> ASBESTOS	<b>Interior Wall Finish:</b> DRYWALL
<b>Floor Finish:</b> CARPET	<b>Foundation:</b> CONTINUOUS
<b>Garage Capacity:</b> 0	<b>Basement %:</b> 100%
<b>Basement % Finished:</b>	<b>Basement Finish Type:</b> NO BASEMENT FINISH
<b>Attic % Finished:</b>	
<b>Unfinished %:</b>	<b>Unfinished Area:</b> 0
<b>Heat Type:</b> HOT AIR	<b>Air Conditioning:</b>
<b>Remodel Year:</b> 0	

[View Legend](#)







Parcel # 1900500171

**Property Address:** 405 S DUPONT RD  
WILMINGTON, DE 19804-  
**Subdivision:** ELSMERE  
**Owner:** DUPONT ROAD PROPERTIES LLC  
1109 YORKSHIRE WAY  
**Owner Address:**  
WEST CHESTER, PA 19382-8707  
**Municipal Info:** Incorporated in ELSMERE PROPERTY TAX AREA

<b>Lot #:</b>	<b>Property Class:</b> COMMERCIAL
<b>Location:</b>	<b>Lot Size:</b> 5.01
<b>Map Grid:</b> 09803560	<b>Lot Depth:</b> 0
<b>Block:</b>	<b>Lot Frontage:</b> 0
<b>Census Tract:</b> 124.00	<b>Street Finish:</b>
<b>Street Type:</b>	<b>Electric:</b>
<b>Gas:</b>	
<b>Water:</b>	
<b>Microfilm #:</b> 000215	

<b>District &amp; Zoning Info</b>	
Districts	
<ul style="list-style-type: none"> <li>▪ <b><u>RED CLAY SCHOOL DIST-TRES</u></b></li> <li>▪ <b><u>COUNCIL 1 - JOSEPH M REDA</u></b></li> <li>▪ TRAFFIC ZONE T083 (YR2000)</li> <li>▪ NORTH OF C&amp;D CANAL</li> <li>▪ SEWER DISTRICT NORTHERN-ASMT</li> <li>▪ FIRE/RESCUE - ELSMERE</li> <li>▪ DE REP 13-JOHN L MITCHELL JR</li> <li>▪ PLANNING DISTRICT 8-ASMT</li> <li>▪ FLOODPLAIN-LU</li> <li>▪ DE SEN 07-PATRICIA BLEVINS</li> <li>▪ ADD REQ PER SEC 10.3.4.4 DSSR</li> </ul>	
Zoning	
<ul style="list-style-type: none"> <li>▪ 19GI - GENERAL INDUSTRY</li> </ul>	

<b>Sales History</b>					
Owner	Deed	Current Owner?	Multi?	Sale Date	Sale Amount
JULIAN JAMES & ROSE M	O44 116	N	Y	Not available	\$0.00
JULIAN ROSE M	WR113004	N	N	10/6/1997	\$0.00
JULIAN FRANK JAMES TRUSTEE	WR120611	N	Y	9/8/1999	\$0.00
DUPONT ROAD PROPERTIES LLC	20080709 0047295	Y	Y	6/27/2008	\$10.00

<b>Tax/Assessment Info</b>
Assessment

**Land:** 218200  
**Structure:** 429500  
**Homesite:** 0  
**Total:** 647700  
**County Taxable:** 647700  
**School Taxable:** 647700

## Tax History as of 10/3/2008 6:29:15 AM

Tax Year	County				School			
	Principal Due	Penalty Due	Date Paid	Amt Paid	Principal Due	Penalty Due	Date Paid	Amt Paid
2005A	\$0.00	\$0.00	9/15/2005	\$1,417.17	\$0.00	\$0.00	9/15/2005	\$8,951.22
2006A	\$0.00	\$0.00	9/28/2006	\$1,536.99	\$0.00	\$0.00	9/28/2006	\$9,527.67
2007A	\$0.00	\$0.00	9/25/2007	\$1,802.55	\$0.00	\$0.00	9/25/2007	\$10,512.17
2008A	\$0.00	\$0.00	9/24/2008	\$1,803.27	\$0.00	\$0.00	9/24/2008	\$11,425.43

**County Balance Due:** \$0.00

**School Balance Due:** \$0.00

Accounts with delinquent balances do not reflect the most recent statutory penalty, which was imposed on the first of the month. To obtain the exact amount necessary to pay the account in full, please call New Castle County's Treasury Division at (302) 323-2600.

## Sewer History as of 10/3/2008 6:23:22 AM

Tax Year	Principal Due	Penalty Due	Date Paid	Amount Paid
2002S1	\$0.00	\$0.00	2/7/2002	\$590.62
2003S1	\$0.00	\$0.00	5/10/2004	\$146.03
2003S2	\$0.00	\$0.00	5/10/2004	\$154.79
2003S3	\$0.00	\$0.00	5/10/2004	\$146.03
2003S4	\$0.00	\$0.00	5/10/2004	\$146.03
2004S1	\$0.00	\$0.00	5/10/2004	\$142.78
2004S2	\$0.00	\$0.00	5/10/2004	\$142.78
2004S3	\$0.00	\$0.00	8/10/2004	\$142.79
2004S4	\$0.00	\$0.00	11/10/2004	\$142.79
2005S1	\$0.00	\$0.00	2/15/2005	\$68.15
2005S2	\$0.00	\$0.00	5/18/2005	\$68.15
2005S3	\$0.00	\$0.00	8/10/2005	\$95.22
2005S4	\$0.00	\$0.00	11/16/2005	\$95.22
2006S1	\$0.00	\$0.00	2/11/2006	\$72.55
2006S2	\$0.00	\$0.00	5/10/2006	\$72.55
2006S3	\$0.00	\$0.00	8/9/2006	\$74.37
2006S4	\$0.00	\$0.00	11/4/2006	\$74.37
2007S1	\$0.00	\$0.00	2/14/2007	\$60.42
2007S2	\$0.00	\$0.00	5/14/2007	\$60.42
2007S3	\$0.00	\$0.00	8/9/2007	\$60.42
2007S4	\$0.00	\$0.00	11/15/2007	\$60.42
2008S1	\$0.00	\$0.00	2/27/2008	\$51.13
2008S2	\$0.00	\$0.00	5/15/2008	\$51.13
2008S3	\$3.07	\$0.00	9/17/2008	\$51.13

**Balance Due:** \$3.07

These amounts do not reflect statutory penalty, which was imposed on the first of the month. To obtain the

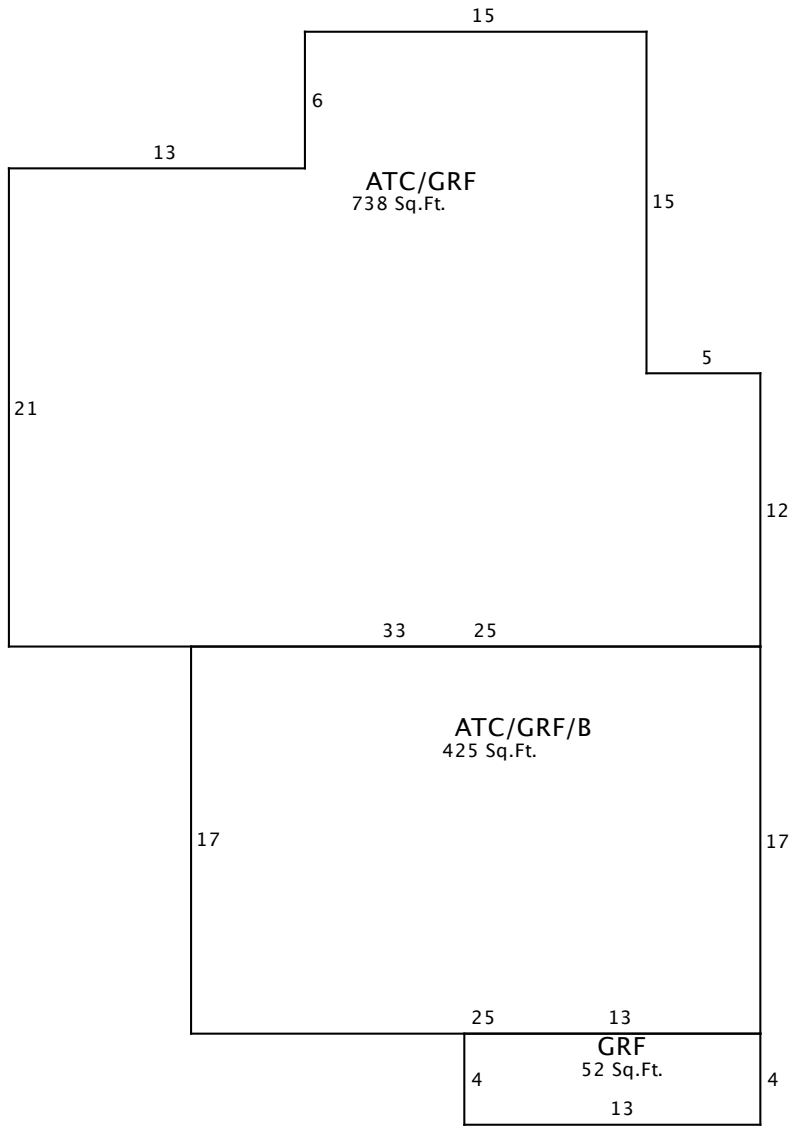
exact amount necessary to pay the account in full, please call New Castle County's Treasury Division at (302) 323-2600.

### Residence Characteristics

#### Residence 1

<b>Building Design:</b> CAPE COD	<b>Residence Class:</b> SFD UNPLTTED < 10 AC
<b>Grade:</b> AVERAGE	<b>Condition:</b> AVERAGE
<b>Year Built:</b> 1940	<b># Stories:</b> 1
<b>Total Area (sq. ft.):</b> 1800	<b>Main Floor Area:</b> 1215
<b># Rooms:</b> 6	<b># Bedrooms:</b> 3
<b># 1/2 Baths:</b> 0	<b># Full Baths:</b> 1
<b># Fam. Rooms:</b> 0	<b># Fixtures:</b> 5
<b>Roof Type:</b> GABLE	<b>Roof Material:</b> ASPHALT
<b>Exterior Wall:</b> ASBESTOS	<b>Interior Wall Finish:</b> DRYWALL
<b>Floor Finish:</b> WOOD	<b>Foundation:</b> CONTINUOUS
<b>Garage Capacity:</b> 0	<b>Basement %:</b> 75%
<b>Basement % Finished:</b>	<b>Basement Finish Type:</b>
<b>Attic % Finished:</b> 100%	
<b>Unfinished %:</b>	<b>Unfinished Area:</b> 0
<b>Heat Type:</b> HOTWATER	<b>Air Conditioning:</b>
<b>Remodel Year:</b> 0	

[View Legend](#)



**Commercial Structure Characteristics**

Building #: 03

<b>Occupancy:</b> REPAIR BODY SHOP	<b># of Stories:</b> 1	<b>Year Built:</b> 1950
<b>Struct Class:</b> MASONRY-WALL	<b>Quality:</b> AVERAGE	<b>Condition:</b> AVERAGE
<b>Floor Level:</b> FIRST	<b>Grnd Flr Area:</b> 6138	<b>Total Flr Area:</b> 6138
<b>Ext Wall Type:</b> CONCRETE-BL	<b>Wall Height:</b> 16	<b>Perimeter:</b> 376
<b>AC %:</b> 0	<b>Heat %:</b> 90	<b>Rentable Units:</b> 1
<b>Bsmt:</b> 0	<b>Bsmt Util:</b> NO BSMT	
<b>Year Renov:</b> 91	<b>Renov Rtnng:</b> NONE	<b>Eff. Yr Built:</b> 1953

**View Legend**

Building #: 04

<b>Occupancy:</b> GENERAL WAREHOUSE	<b># of Stories:</b> 1	<b>Year Built:</b> 1967
<b>Struct Class:</b> WOOD-FRAME	<b>Quality:</b> AVERAGE	<b>Condition:</b> AVERAGE
<b>Floor Level:</b> FIRST	<b>Grnd Flr Area:</b> 1800	<b>Total Flr Area:</b> 1800

<b>Ext Wall Type:</b> METAL	<b>Wall Height:</b> 22	<b>Perimeter:</b> 170
<b>AC %:</b> 0	<b>Heat %:</b> 90	<b>Rentable Units:</b> 1
<b>Bsmt:</b> 0	<b>Bsmt Util:</b> NO BSMT	
<b>Year Renov:</b> 0	<b>Renov Rtnng:</b> NONE	<b>Eff. Yr Built:</b> 1963

**View Legend**

Building #: 05

<b>Occupancy:</b> GENERAL OFFICE	<b># of Stories:</b> 1	<b>Year Built:</b> 1945
<b>Struct Class:</b> MASONRY-WALL	<b>Quality:</b> AVERAGE	<b>Condition:</b> AVERAGE
<b>Floor Level:</b> FIRST	<b>Grnd Flr Area:</b> 5864	<b>Total Flr Area:</b> 9992
<b>Ext Wall Type:</b> COMMON BRICK	<b>Wall Height:</b> 9	<b>Perimeter:</b> 532
<b>AC %:</b> 90	<b>Heat %:</b> 90	<b>Rentable Units:</b> 1
<b>Bsmt:</b> 75	<b>Bsmt Util:</b> NO BSMT	
<b>Year Renov:</b> 0	<b>Renov Rtnng:</b> NONE	<b>Eff. Yr Built:</b> 1953

**View Legend**

Building #: 06

<b>Occupancy:</b> GENERAL WAREHOUSE	<b># of Stories:</b> 1	<b>Year Built:</b> 1970
<b>Struct Class:</b> PRE-ENC-STL	<b>Quality:</b> AVERAGE	<b>Condition:</b> AVERAGE
<b>Floor Level:</b> FIRST	<b>Grnd Flr Area:</b> 1600	<b>Total Flr Area:</b> 1600
<b>Ext Wall Type:</b> METAL	<b>Wall Height:</b> 20	<b>Perimeter:</b> 0
<b>AC %:</b> 0	<b>Heat %:</b> 90	<b>Rentable Units:</b> 1
<b>Bsmt:</b> 0	<b>Bsmt Util:</b> NO BSMT	
<b>Year Renov:</b> 0	<b>Renov Rtnng:</b> NONE	<b>Eff. Yr Built:</b> 1968

**View Legend**

Building #: 07

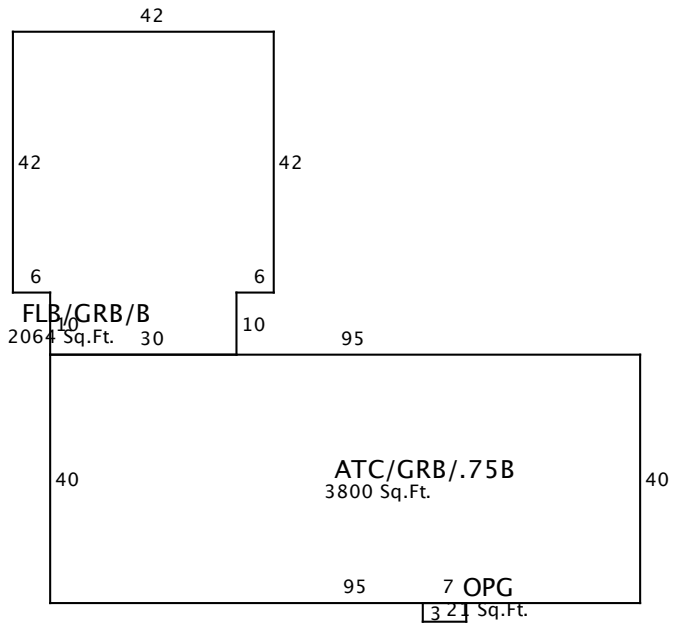
<b>Occupancy:</b> GENERAL WAREHOUSE	<b># of Stories:</b> 1	<b>Year Built:</b> 1950
<b>Struct Class:</b> WOOD-FRAME	<b>Quality:</b> AVERAGE	<b>Condition:</b> AVERAGE
<b>Floor Level:</b> FIRST	<b>Grnd Flr Area:</b> 1200	<b>Total Flr Area:</b> 1200
<b>Ext Wall Type:</b> METAL	<b>Wall Height:</b> 10	<b>Perimeter:</b> 140
<b>AC %:</b> 0	<b>Heat %:</b> 0	<b>Rentable Units:</b> 1
<b>Bsmt:</b> 0	<b>Bsmt Util:</b> NO BSMT	
<b>Year Renov:</b> 0	<b>Renov Rtnng:</b> NONE	<b>Eff. Yr Built:</b> 1953

**View Legend**

Building #: 01

<b>Occupancy:</b> GENERAL WAREHOUSE	<b># of Stories:</b> 1	<b>Year Built:</b> 1945
<b>Struct Class:</b> MASONRY-WALL	<b>Quality:</b> AVERAGE	<b>Condition:</b> AVERAGE
<b>Floor Level:</b> FIRST	<b>Grnd Flr Area:</b> 4272	<b>Total Flr Area:</b> 4272
<b>Ext Wall Type:</b> CONCRETE-BL	<b>Wall Height:</b> 11	<b>Perimeter:</b> 414
<b>AC %:</b> 0	<b>Heat %:</b> 30	<b>Rentable Units:</b> 1
<b>Bsmt:</b> 0	<b>Bsmt Util:</b> NO BSMT	
<b>Year Renov:</b> 0	<b>Renov Rtnng:</b> NONE	<b>Eff. Yr Built:</b> 1953

**View Legend**



Building #: 02

<b>Occupancy:</b> GENERAL WAREHOUSE	<b># of Stories:</b> 1	<b>Year Built:</b> 1945
<b>Struct Class:</b> WOOD-FRAME	<b>Quality:</b> FAIR	<b>Condition:</b> POOR
<b>Floor Level:</b> FIRST	<b>Grnd Flr Area:</b> 384	<b>Total Flr Area:</b> 384
<b>Ext Wall Type:</b> WOOD SIDING	<b>Wall Height:</b> 9	<b>Perimeter:</b> 88
<b>AC %:</b> 0	<b>Heat %:</b> 0	<b>Rentable Units:</b> 1
<b>Bsmt:</b> 0	<b>Bsmt Util:</b> NO BSMT	
<b>Year Renov:</b> 0	<b>Renov Rtnng:</b> NONE	<b>Eff. Yr Built:</b> 1943

[View Legend](#)

