

# For Sale: Stone Mill Office Park

## Yorklyn Road, Hockessin, DE

Presented by Patterson-Woods & Associates

"The Area's Leading Commercial Broker"

95% +/- Occupancy  
7.8% +/- Cap. Rate\*



Stone Mill: The office park in Hockessin!

- **Stabilized, time and economy tested**, income producing property. With a review of the product, tenant mix, and surrounding community we believe you will be able to figure out why and agree.
- A unique mix of office and medical office space in the theme of an old mill including antique rail depot.

- The 75,000+/- sq-ft, 10+ acre offering, frames a serene quarry pond, resulting in dramatic views from many of the surrounding suites.
- A mix of "trophy" and "value" suites allow an owner to offer a product option to a broader market than many competitive properties.
- \* Additional information available upon request, and execution of a required confidentiality agreement. (Request CA-PW-006)



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*The above information is believed to be accurate but the users must verify it for their own satisfaction. Price and availability are 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.*