FOR SALE

Two industrial buildings and showroom on 1.83 acres

Total of 25,886 sq/ft between both buildings



Designed for production, assembly, office, showroom, technical, and a hi-bay warehouse.

Contact Information
Bruce Wettenstein, SIOR

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SHOWROOM







PRODUCTION AREA

- □ Air lines for air compressor throughout production area
- Raised window line for substantial natural light
- ☐ Front 15' to 17' clear span, no columns or obstructions
- □ 6,000 sq/ft including 7,200 of 2,400 sq/ft office, 2,400 sq/ft
- q/c and technical, and 2,400 sq/ft showroom
- 1,200 amps, 208/120 volt, 3 phase wiring
- Natural gas heating units, forced air units.
- City water and sewer
- 100% air conditioned in production and multi level office, q/c, technical and showroom
- Oil water separator in place





Production area

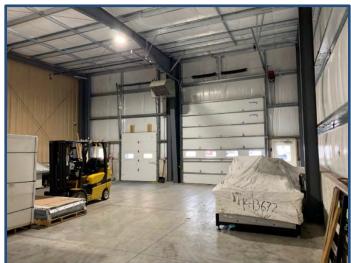




WAREHOUSE

- □ 1, 12'x10' drive in electric o/h door
- □ 1, 12'x14' drive in electric o/h door
- Clear span, no columns or obstructions
- □ 20-24' clear height
- 9,866 sq/ft with an 8'x8' loading dock
 with weather seals and load leveler,
 12'x10' and 12'x14' electric drive in doors
- ☐ Single demising wall between two warehouse spaces









Warehouse





All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



Society of Industrial and Office Realtors

Property Information:

25,886 sq. ft. for sale, two industrial buildings on 1.83 acres			
Additional Info:		Construction/Facilities:	Utilities:
Acres:	1.83	Parking, 70 cars	Gas, natural
Total Bldg. Sq FT:	25,886	Heat, natural gas	Volts, 208/120, 3 ph, 4 w
Warehouse SF	8900	AC in production and offices	Amps, 1,200
Office SF:	2,400	No Sprinklers but city water	Water, city
Zoning:	B-2	Pre-Engineered & block	Sewer, city
Year Built:	2015-2017	All buildings are clear span, no interior columns	
Taxes:	\$27,726	Floors, all concrete	Distance to Rt 8, less than 1 mile
Max Clear:	24'	Dock, 9' x 8' with leveler	
Min Clear:		Drive in, 2-14'x14 electric, 1-12'x10', 1 12'x14'	37,000+/- car count daily
	front building	electric, & 1-8'x12' main level	
	20' to 24' in warehouse		
Comments:	The buildings are in excellent condition, new rubber membrane roofs. The front 2,400 sq. ft. space is a showroom with two 2,400 sq. ft. floors below, for offices, design, technical support, all with bathrooms.		Eligible for the Enterprise Corridor Zone (ECZ) benefits- click here to find out more
		uction area with an air compressor. en Avenue with a traffic light.	State of CT Enterprise Corridor Zone Program- click here to find out more





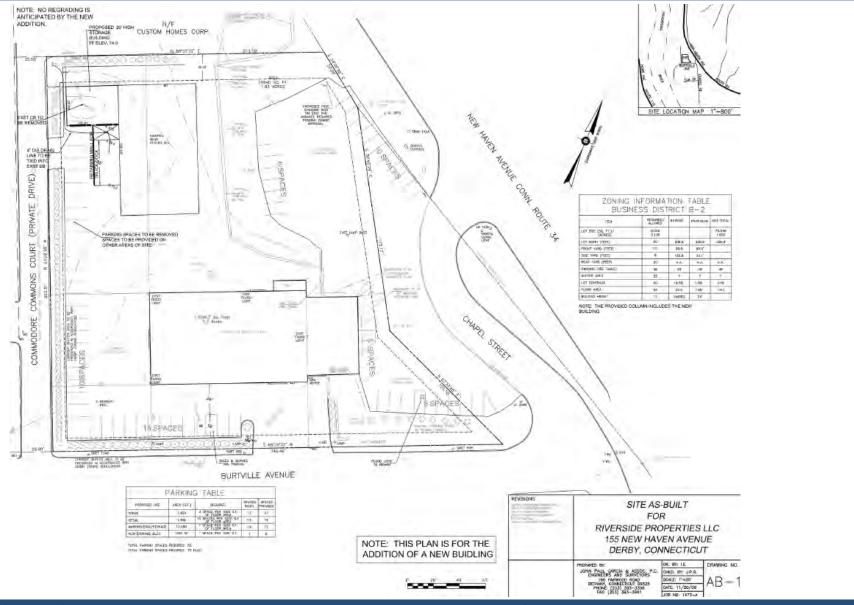
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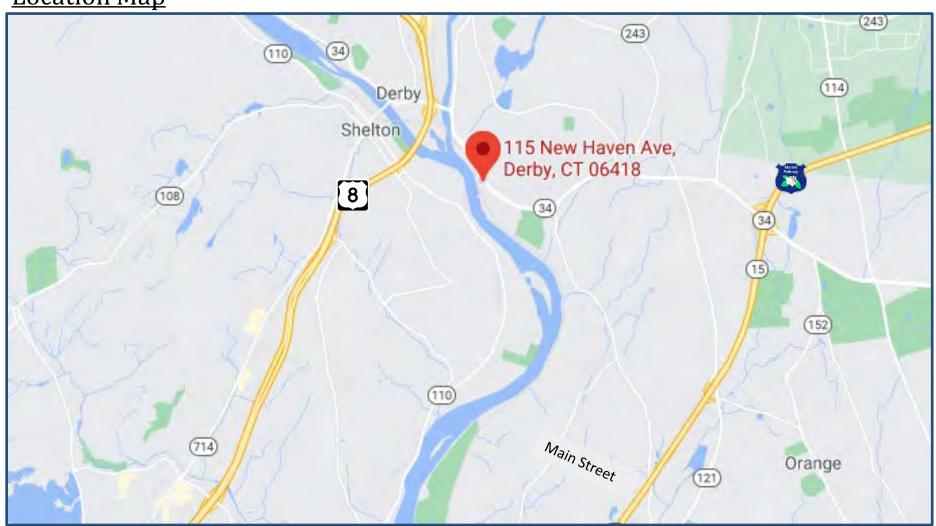


1.83 Acres





Location Map



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VIDAL/WETTENSTEIN, LLC

