

40 Bank Street, Derby, Connecticut



4,146 sq. ft.

Shop Area & Attached Garage

Block and steel construction, asphalt roof on the main building and flat roof on garage

City water, city sewer, natural gas forced air heating units

Two 200 amp services, 120/240 volts, 3 phase

Clear height in shop, 9' 1/2" under the truss, garage is 8' 1/2" clear

Clear span in shop, single row in lower level

Shop has 1 dock, 8' x 8' and 2 drive in doors, 10' x 10'

Garage has 2 drive in doors

Bathroom in office and shop

Basement in the main building, 8' 1/2" clear height.

Parking for 9 vehicles

4/10's of a mile to Route 8

Taxes, \$1.00 per sq/ft,

Sale: \$305,000 and Lease: \$2,900 per month plus utilities

For Additional Information Contact:

Bruce Wettenstein, SIOR

203 226-7101, ext. 2, bruce@vidalwettenstein.com

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



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VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

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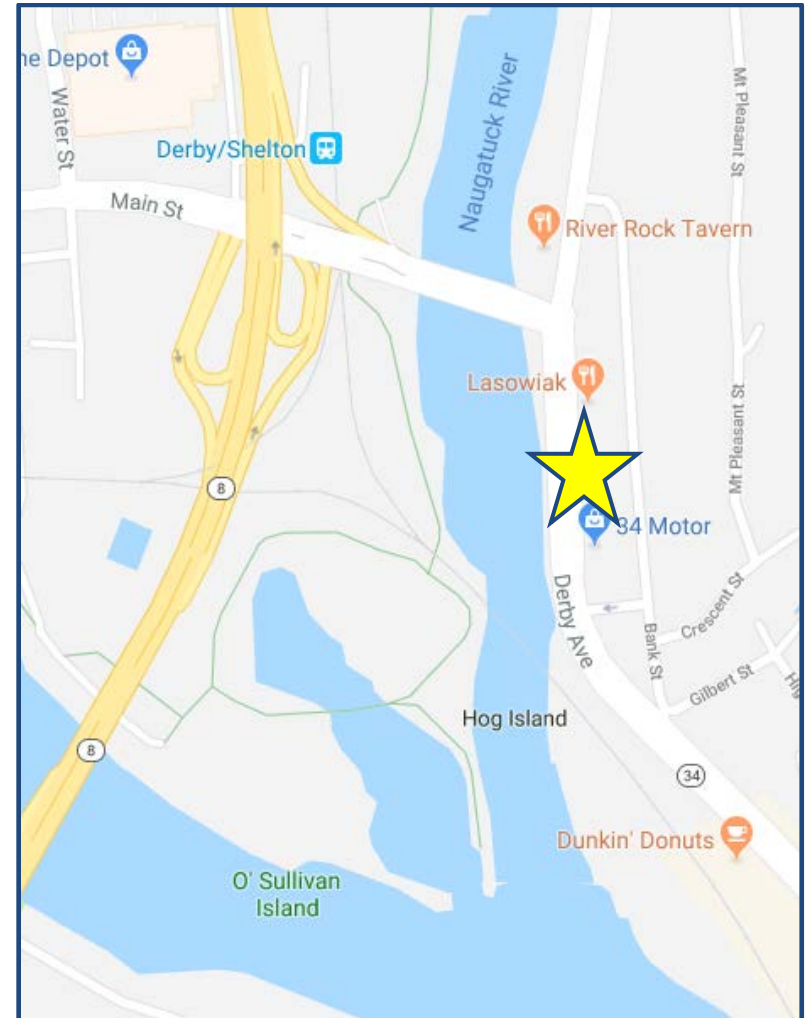
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Upper level



Lower level on grade



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