

190 Charles Street, Stratford Connecticut



Special equipment: Copper air compression lines in production area; pony tail drops for electric, exhaust fans in ceiling, fluorescent lighting in production area, kitchen can be re-installed, down draft fans in shop, 2 bathrooms,

- Highway 1 minute to the building, exit 30 of I-95
- Occupancy, immediately
- Price, \$6.75 nnn plus tax, cam and utilities

5,745 square feet

Single story block and steel, including 1,000 sq. ft. of offices

Parking, 20 +

Truck facilities, 2 drive in doors, 8'x8' and 10'x10'

Clear height, 12' under the truss, Column space, minimal

Sprinklered, yes, wet system

Air conditioning, offices

Electrical, 600 amps, 480/277 volts, 3 phase, 4 wire

Utilities, city water, sewer and natural gas

Heat, o/h forced air modine units

Floor load, reinforced concrete

Safety, sonitrol security system

Contact Bruce Wettstein, SIOR
203.226.7101 ext. 2
Email: 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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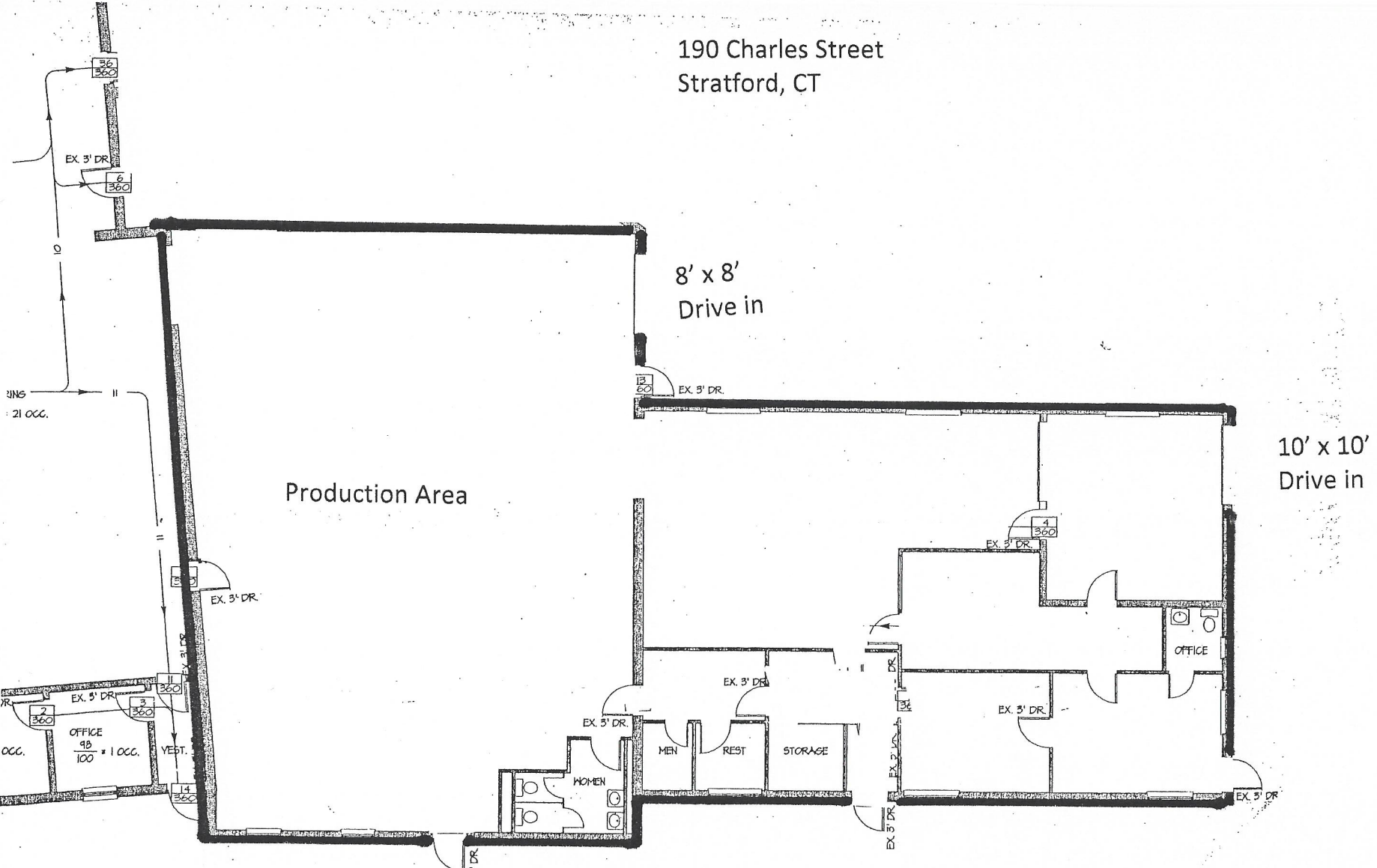
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190 Charles Street
Stratford, CT



Parking

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