

74 ENTERPRISE DRIVE, MONROE, CONNECTICUT

Investment Property with Expansion



**Infrastructure in place for 2nd building;
septic, water, electric, and sprinkler main all on site.**

For additional information please contact
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Available for Sale

13,300 Square Foot Building

**Site approved for additional
13,300 sf adjacent to the building**

Clear Height: 21' to 24'

Multiple 14' x 14' drive in doors

100% dry sprinkler system with air compressor

Electric is 800 amps, 3 phase, 240 volts service

Radiant heat in floor on main level, natural gas fired system, individual units for each tenant, ducted hvac in offices

Insulation: high R factor in front panel

Lighting: HID in hi-bay, recessed in offices

Sale Price: \$1,500,000.

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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