

FOR SALE | 5,938± SF FLEX / WAREHOUSE BUILDING

3 UNITS | 0.53 ACRE IN IND ZONE | 4 DRIVE-IN DOORS

900 Corporate Row, Cromwell, CT 06416

SALE PRICE: \$770,000 (\$129.67/SF)

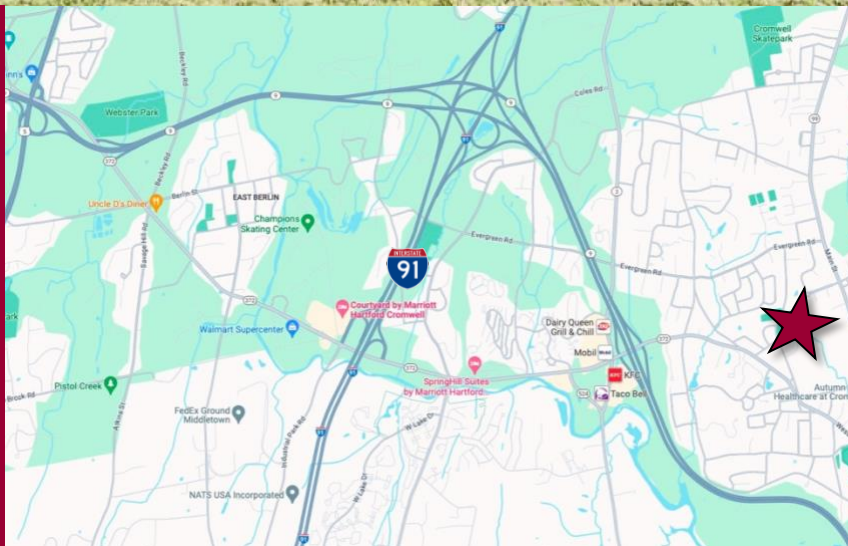


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Property Highlights

- 5,938± SF Building
- 2 Stories
- 3 Units
- Drive-in Doors: 4
- Clear Height: 20'
- Fiber Internet
- Security System w Cameras
- Parking: 10 Spaces
- 0.53 Acre
- Zoning: IND
- Route 9, Exit 27
- Many area amenities

For more information contact: Thomas Wilks | 860.761.6018 | twilks@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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BUILDING INFORMATION

GROSS BLD. AREA 5,938± SF
AVAILABLE AREA 5,938± SF
NUMBER OF FLOORS 2
CLEAR HEIGHT 20'
DRIVE-IN DOORS 4
CONSTRUCTION Steel / Concrete Block
ROOF TYPE Hip
YEAR BUILT 2006

SITE INFORMATION

SITE AREA 0.53 Acre
ZONING M1
PARKING 10 spaces
SIGNAGE Monument
VISIBILITY Excellent
FRONTAGE 230'
HWY.ACCESS Route 9, Exit 27

UTILITIES

SEWER Public
WATER Public
GAS Yes

TAXES

ASSESSMENT \$557,060
MILL RATE 29.41
TAXES \$16,383

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Air
SPRINKLERED No
ELECTRIC SERVICE Separately Metered
Owner: 100 amp
Suite A: 400 amp + (200 & 100 amp)
Suite B: 200 amp
Suite C: 200 amp
OTHER Security System with Cameras

COMMENTS There is an irrigation system for the yard. R50 insulation in roof. Block Construction at 12", Blocks filled with insulating foam. Beams every 3 feet.

DIRECTIONS Route 9, Exit 27. Left onto West St (Rt. 372). Left onto W St Heights. Right onto Hillside Rd. Left onto Corporate Row. Property is on the Right.

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 - Dining



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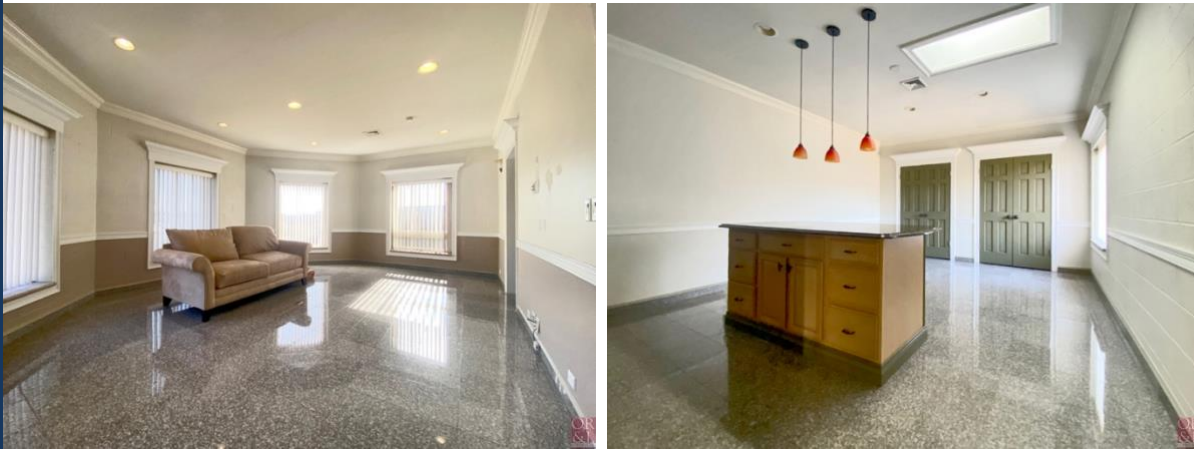


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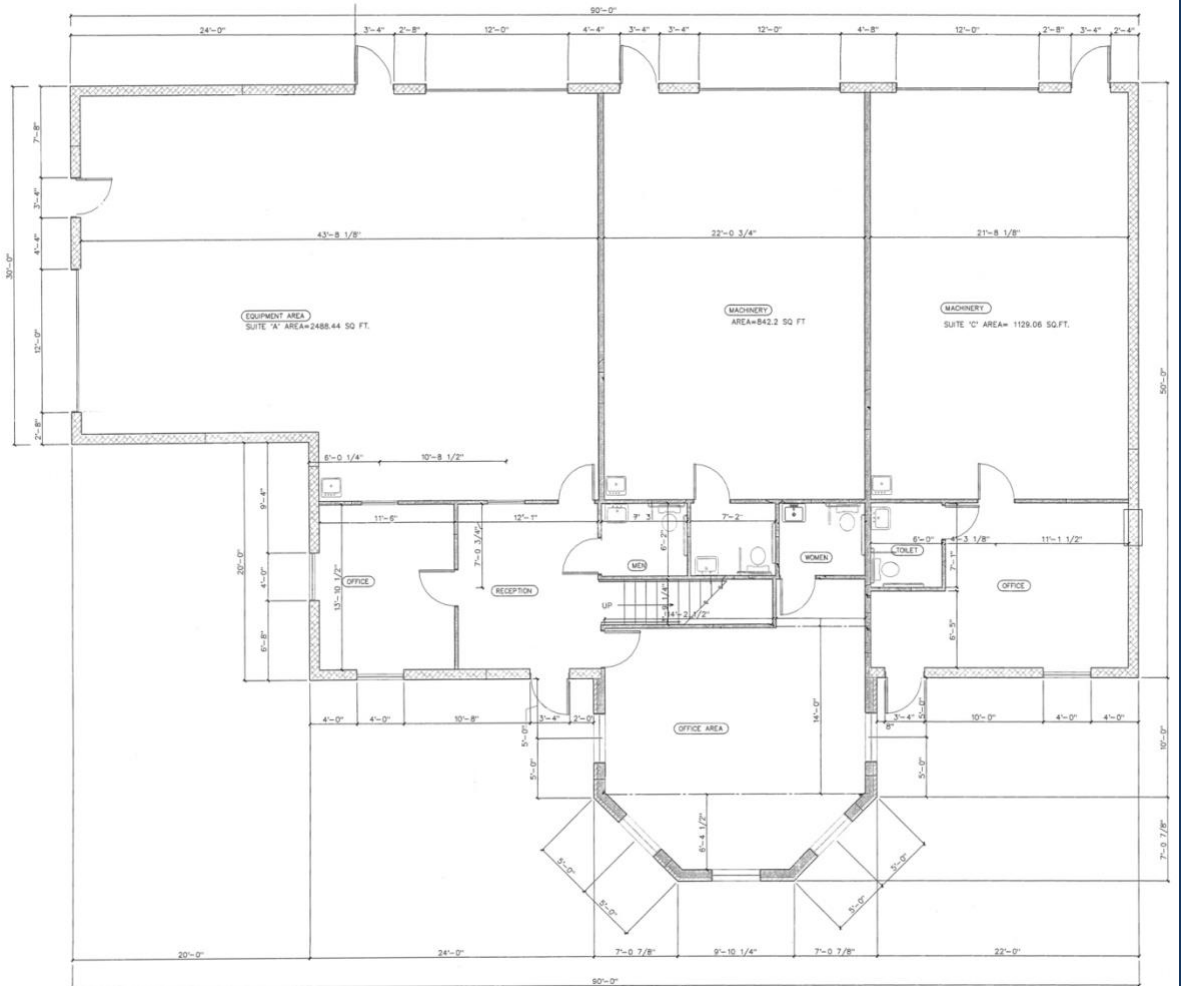
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