

# FOR SALE | 19,050± SF INDUSTRIAL BUILDING

## 2 DOCKS | 1 DRIVE-IN | SOLAR POWER SYSTEM IN PLACE

115 Water Street, Southington, CT 06489

SALE PRICE: \$855,000

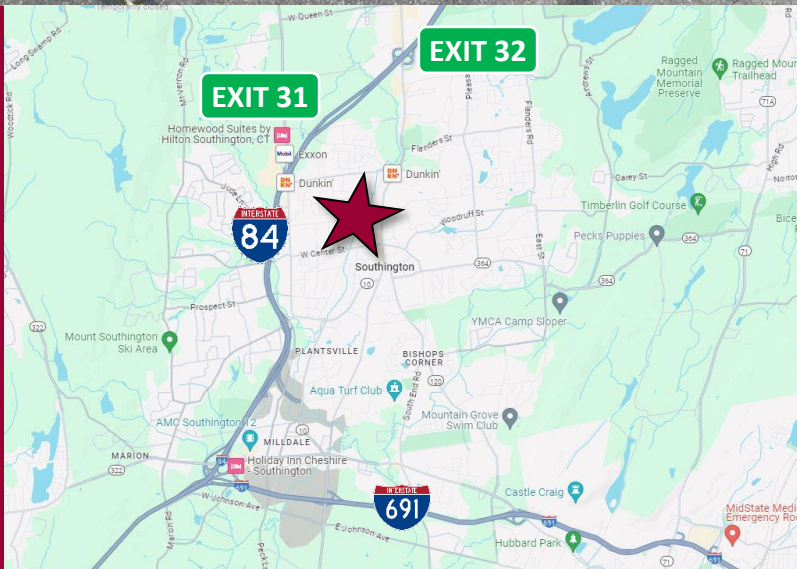


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### Property Highlights

- 19,050± SF Industrial Building For Sale
- Meticulously Maintained
- Located on 1.15± Acres
- Heavy Power
- 2 Docks
- 1 Drive-in
- 15' Ceiling Heights
- Fully Paid Solar Power Roof System with Income
- 2 Short-Term Tenants in Place
- Owner/User can occupy 7,500± SF Immediately

For more information contact: Toby Brimberg | 203-640-5575 | [tbrimberg@orlcommercial.com](mailto:tbrimberg@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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### BUILDING INFORMATION

GROSS BLDG AREA	19,050± SF
AVAILABLE AREA	7,500± SF
NUMBER OF FLOORS	2
CLEAR HEIGHT	15 Feet
LOADING DOCKS	2 Docks
DRIVE-IN DOORS	1 Drive-in
CONSTRUCTION	Masonry
ROOF TYPE	T&G / 2017
YEAR BUILT	1942

### SITE INFORMATION

SITE AREA	1.15± Acres
ZONING	I-1
PARKING	Open Parking
HWY ACCESS	I-84, I-691

### UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Natural Gas

### TAXES

ASSESSMENT	\$303,600
MILL RATE   TAXES	30.36   \$9,217.30

### ELECTRICITY, WIRING & SECURITY:

- 3 Phase 460 volt, 400amp
- Multiple 1 phase 120/240 power throughout building
- T-8 Fluorescent office lighting with occupancy sensors
- Security system & cameras
- Ethernet through office & cameras
- Solar Power System - Eversource

### MISCELLANEOUS:

- Kitchenette & bathrooms in main office
- Radiant & unit heat in warehouse
- 3 Year old rooftop heat & AC for main office
- 2 dock level loading areas, 1 drive-in overhead door
- Concrete pad loading area with 10x10 overhead door
- Office parking lot paved, additional parking gravel backlot

**DIRECTIONS:** I-691 to Exit 4 to Meriden Wtby Turnpike (Route 322), to Meriden Ave (Route 120) to Main Street (Route 10) to Mill Street to Water Street.

**COMMENTS:** O,R&L Commercial is pleased to present a 19,050± SF Industrial building for Sale in excellent condition with many upgraded features throughout. Meticulously maintained with significant power, 2 docks, 1 drive-in overhead door, 15' clear ceiling height. There is a fully paid solar power roof system in place through Eversource with income. The building is occupied by 2 tenants presently with short-term leases. Approximately 7,500± SF is available immediately for an owner/user with ability to use the remaining space in the building in approximately 1-2 years. Located in the heart of Southington.

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