

# FOR SALE | 90,400± SF INDUSTRIAL WAREHOUSE BUILDINGS TWO BUILDINGS ON 30.76 ACRES IN C2 ZONE

730 Windham Road, Windham, CT 06226

SALE PRICE: \$2,500,000 (\$27.65/SF) | 75% OWNER FINANCING

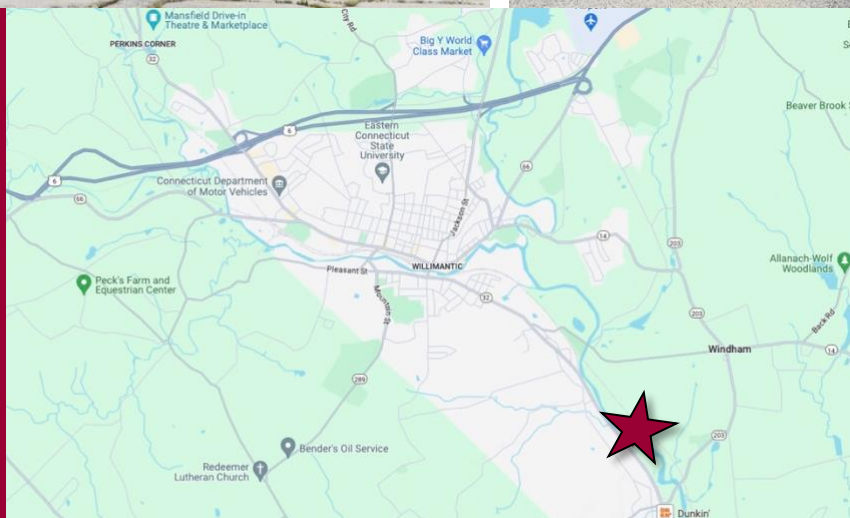


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## Property Highlights

- 2 Industrial Buildings
  - 80,000± SF
    - 1 Story with Mezz
    - Drive-in Doors: 3
    - Loading Docks: 3
  - 10,400± SF
    - 1 Story
- 30.76 Acres
- Visibility: Excellent
- Zoning: C2
- Route 6

For more information contact: Kyleigh Caron | 860.761.6004 | [kcaron@orlcommercial.com](mailto:kcaron@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  
Broker of Record: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

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<u>BUILDING INFORMATION</u>	<u>BLDG 1</u>	<u>BLDG 2</u>	<u>SITE INFORMATION</u>
GROSS BLD. AREA	80,000± SF	10,400± SF	SITE AREA 30.76± Acres
AVAILABLE AREA	80,000± SF	10,400± SF	ZONING C2
OFFICE AREA	TBD	None	PARKING 0.37/1000
NUMBER OF FLOORS	1 Plus Mezz	1	SIGNAGE On-Fence
COLUMN SPACING	TBD	TBD	VISIBILITY Excellent
CLEAR HEIGHT	TBD	15' - 22'	FRONTAGE 3,562'
LOADING DOCKS	3	7	HWY.ACCESS Route 6
DRIVE-IN DOORS	3	5	TRAFFIC COUNT 8,800 ADT
CONSTRUCTION	Masonry	Steel	
ROOF TYPE	Flat	Metal, Gable	
YEAR BUILT	1947	1960	

### MECHANICAL EQUIPMENT

AIR CONDITIONING	None	None
TYPE OF HEAT	Gas, Hot Water	Gas, Hot Air
SPRINKLERED	Yes	Yes
ELECTRIC SERVICE	2,000 amps	TBD
RAIL SPUR	Potential to be added	

### UTILITIES

SEWER	Septic
WATER	Public
GAS	Yes

### TAXES

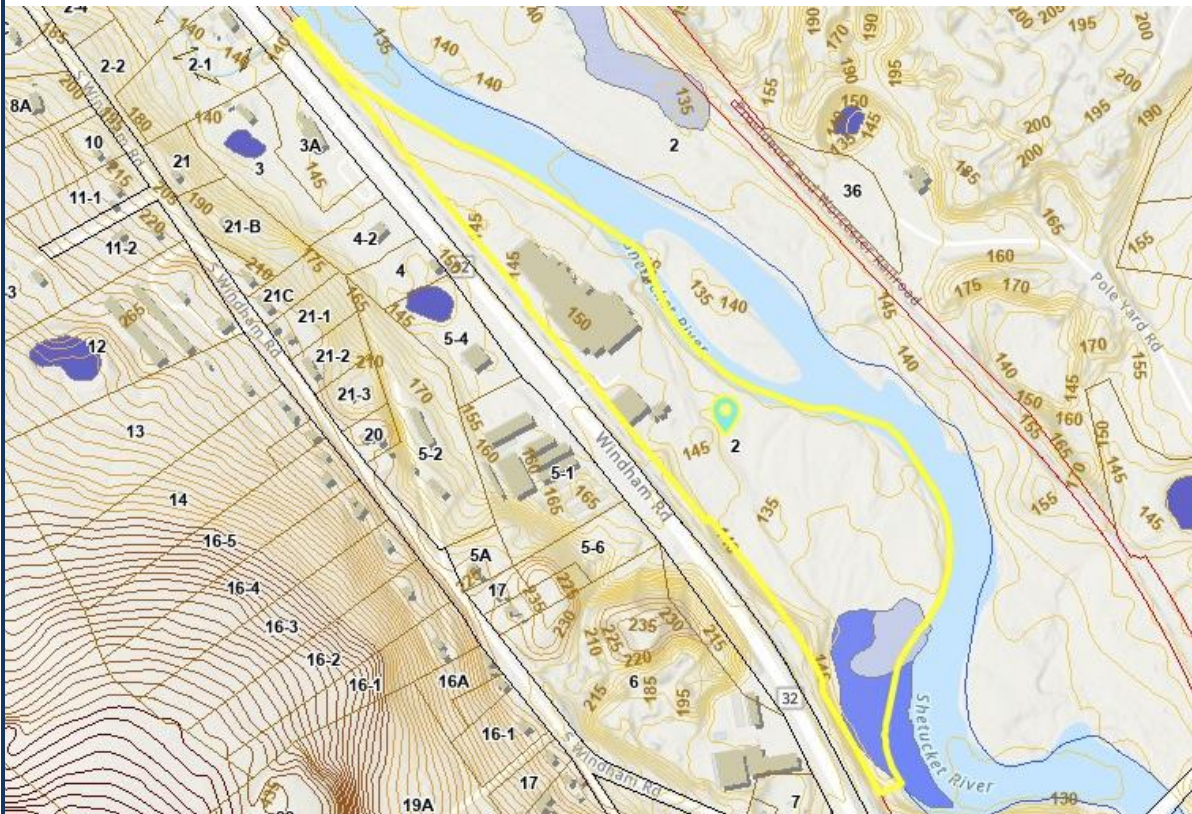
ASSESSMENT	\$1,027,870
MILL RATE	47.40
TAXES	\$48,721

**COMMENTS** Bldg 2 does not have water or sewer connected, but system is in place for hook up.

**DIRECTIONS** I-84, Exit 59. I-384 E. Slight right onto US-6E. Straight onto US-6E/CT-66. Right onto Bridge St. Left onto Mountain St. Left onto Pleasant St. Straight onto Windham Rd. Property is on the Left.

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  - Shopping
  - Banking
  - Dining



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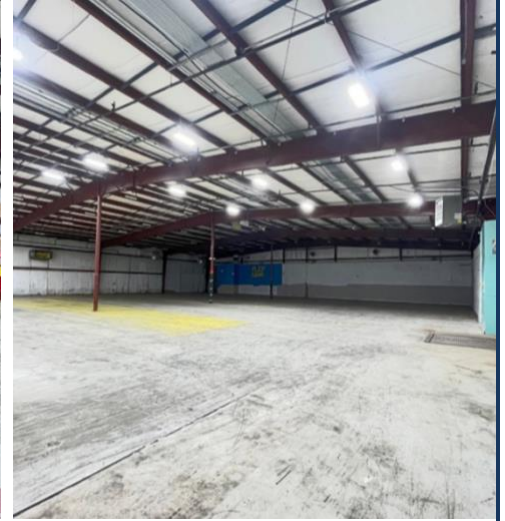
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