

FOR SALE | 23,970± SF INDUSTRIAL BUILDING

SOLAR FIELD SUPPLIES MAJORITY OF ELECTRICITY

980 South Street, Suffield, CT
SALE PRICE: \$2,500,000

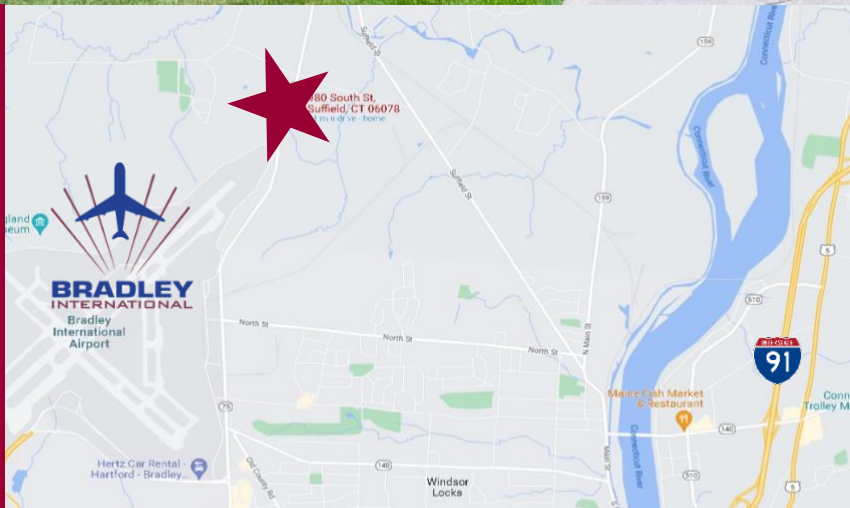


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Property Highlights

- 23,970± SF Building
 - Warehouse: 14,680± SF
 - Office: 9,290± SF
 - 1st FL: 5,710± SF
 - 2nd FL: 3,580± SF
- 1 Story plus Mezzanine
- 2 Docks (1 with Leveler)
- 1 Drive-in (12' W x 14' H)
- 4.32 Acres in PDIP Zone
- Parking: 50 Spaces
- Signage: On-Building

For more information contact: Jay Morris | 860.721.0033 | jmorris@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 23,970± SF
 AVAILABLE AREA 23,970± SF
 WAREHOUSE AREA 14,680± SF
 OFFICE AREA 1st FL: 9,290± SF
 2nd FL: 3,580± SF
 NUMBER OF FLOORS 1 plus Office Mezzanine
 CLEAR HEIGHT 22' (sides) - 24' 6" (center)
 LOADING DOCKS 2 (1 with leveler)
 DRIVE-IN DOORS 1 (12' W x 14' H)
 CONSTRUCTION Steel
 ROOF TYPE Flat
 YEAR BUILT 2010

SITE INFORMATION

SITE AREA 4.32 Acres
 ZONING PDIP
 PARKING 50 Spaces
 SIGNAGE On-Building
 VISIBILITY Excellent
 FRONTAGE ±343'
 HWY.ACCESS I-91

UTILITIES

SEWER Public
 WATER Public
 GAS Yes

TAXES

ASSESSMENT \$1,734,950
 MILL RATE 28.61
 TAXES \$42,409

MECHANICAL EQUIPMENT

AIR CONDITIONING Central (Entire Building)
 TYPE OF HEAT Forced Hot Air
 SPRINKLERED Yes
 ELECTRIC SERVICE 800 A, 120 V, 3-phase with solar array installed 4 years ago*
 ELEVATOR(S) No

COMMENTS *Solar Field supplements 70%-80% of electricity costs. The solar panels were installed in 2020 and all equipment is owned, not leased.

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- 1 Story plus Mezzanine
- 2 Docks (1 with Leveler)
- 1 Drive-in (12' W x 14' H)
- 4.32 Acres in PDIP Zone
- Parking: 50 Spaces
- Signage: On-Building
- Many area amenities
 - Shopping
 - Banking
 - Dining



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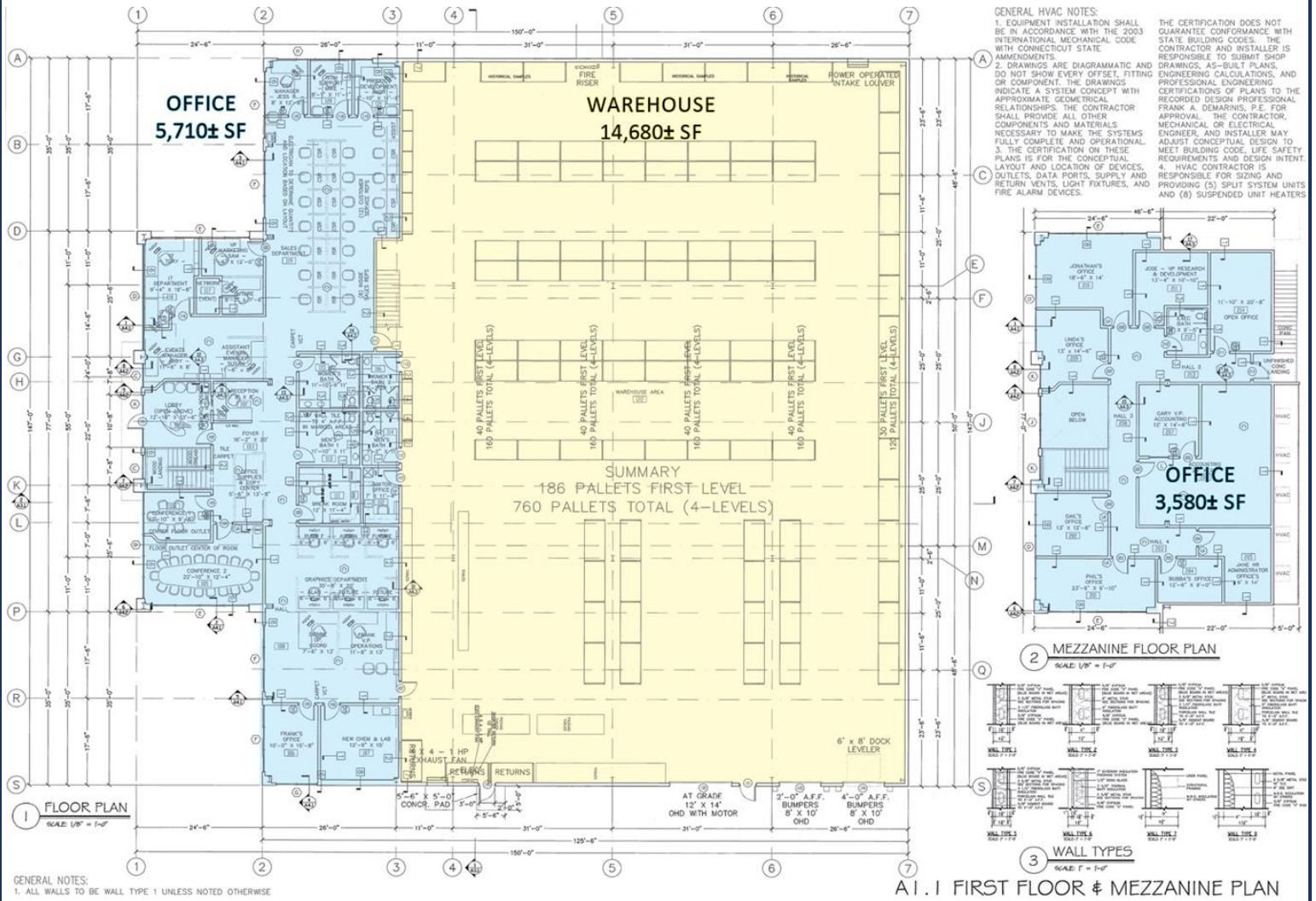
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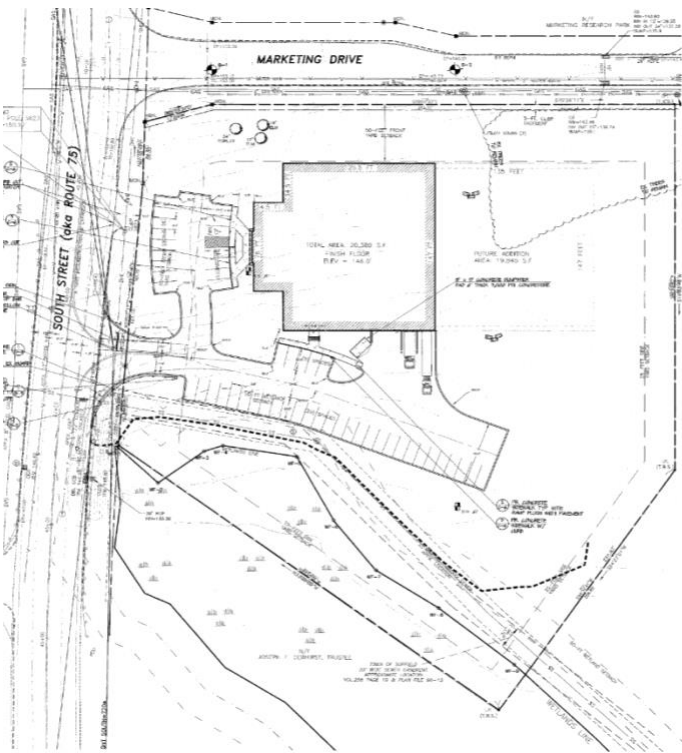
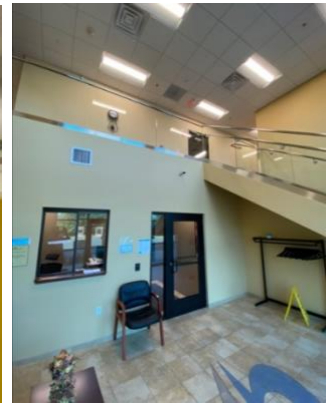
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Solar array supplies majority of electricity



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