

FOR SALE | 71,682± SF INDUSTRIAL WAREHOUSE BUILDING 10 DRIVE-IN DOORS (12' X 14') | CLEAR HEIGHT: 28'

600 East Street & 86 Woodland Street, New Britain, CT 06051

REDUCED SALE PRICE: \$1,100,000 (\$15.35/SF)

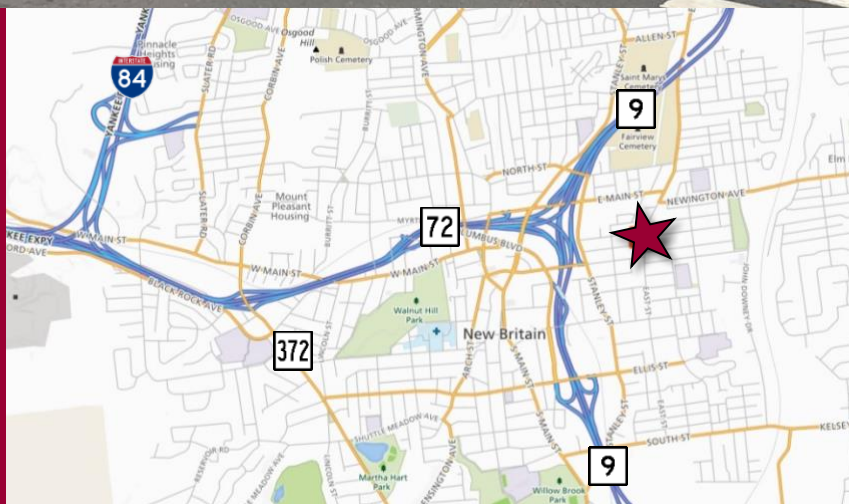


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Property Highlights

- 71,682± SF building
- 2 Stories
- 2.84± Acres
- 10 Drive-in doors (12'x14')
- Clear height: 28'
- Parking: 60 spaces
- Traffic: 6,384 ADT
- Zoning: TOD
- Frontage: 280' on East St.
- Route 9, Exit 26
- Many area amenities

For more information contact: Luke Massirio | 860.761.6016 | lmassirio@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
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 BLD. AREA	71,682± SF
AVAILABLE AREA	71,682± SF
NUMBER OF FLOORS	2
FLOOR PLATE	55,022± SF
ATTIC	16,660± SF
CLEAR HEIGHT	28'
LOADING DOCKS	None
DRIVE-IN DOORS	10 (12'x14')
CONSTRUCTION	Brick / Masonry
ROOF TYPE	Flat, Tar & Gravel / Rubber
YEAR BUILT	1917, renovated 1965

MECHANICAL EQUIPMENT

AIR CONDITIONING	Partial A/C
TYPE OF HEAT	Oil Fired
SPRINKLERED	Yes
ELECTRIC SERVICE	600 A / 115-208V, 3 phase
ELEVATOR(S)	No
LIGHTING	Fluorescent

COMMENTS Additional parking available at 86 Woodland across the street.

DIRECTIONS I-91, Exit 22N to Route 9 N, Exit 26. Straight onto Columbus Boulevard. Right onto Chestnut Street. Left onto East Street.

SITE

SITE AREA	2.84 acres
ZONING	TOD
PARKING	60 spaces
SIGNAGE	TBD
VISIBILITY	Good
FRONTAGE	280' on East Street
HWY.ACCESS	Route 9, Exit 26
TRAFFIC COUNT	6,384 ADT

UTILITIES

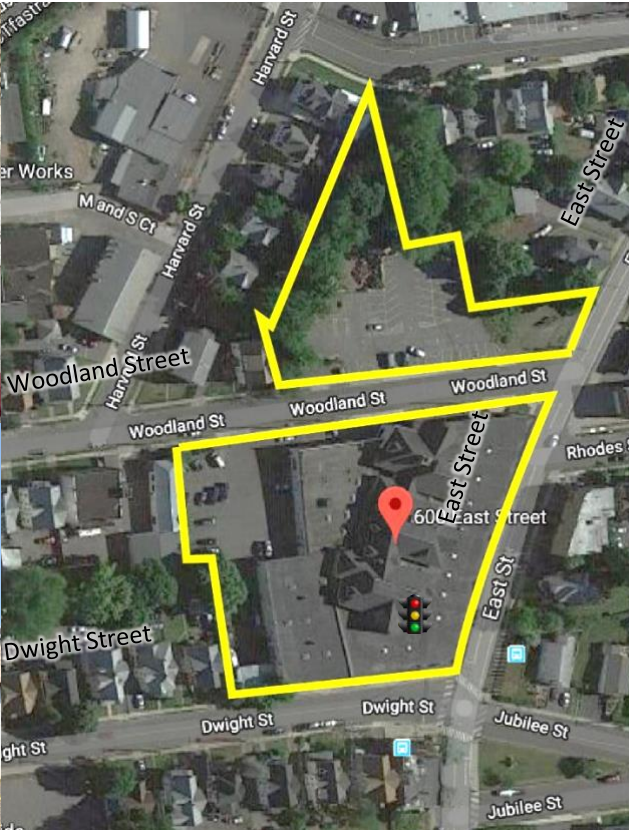
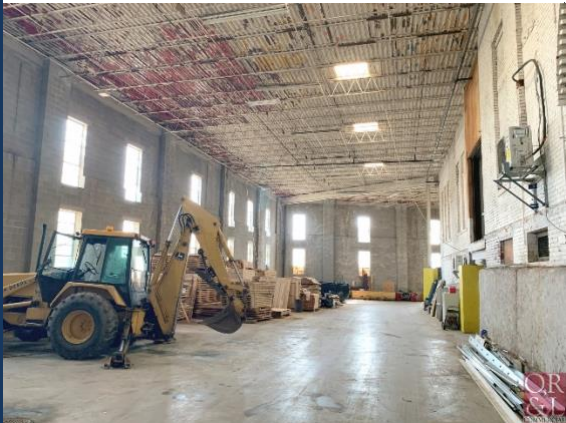
SEWER	City
WATER	City
GAS	Yes

TAXES

ASSESSMENT	\$582,610
MILL RATE	49.50 (2021)
TAXES	\$28,839.20 (\$0.40/SF)

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- Many area amenities
 - Shopping
 - Banking
 - Dining



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