

FOR SALE/LEASE

***325 Sandbank Road #B3
Cheshire, CT 06410***



Trackside Industrial Park

**2,000 S/F Office/Warehouse Condominium
Fully renovated in 2007**

**1,600 +/- S/F Office and 400 +/- S/F Warehouse
Warehouse can be expanded with removal of some office space**

**Great Cheshire Industrial Park location
Good highway access**

Owner will consider lease with option to purchase

Sale Price: \$169,000.00

Lease Rate: \$10.00 PSF plus utilities

PROPERTY DATA FORM

PROPERTY ADDRESS	325 Sandbank Road, #B3		
CITY, STATE	Cheshire, CT 06410		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	2,000	Air conditioning	Yes
Number of floors	2	Sprinklered	Yes
Avail S/F	2,000	Type of heat	Gas
Will subdivide to	No	TAXES	\$2,545.00
Office space	1,600	OTHER	
Available drive-in doors	1	Total acres	Condo
Available s/f mezzanine	500 +/-	Zoning	Industrial
Exterior construction	Masonry	Parking	4 vehicles
Ceiling height	18'		
Roof		TERMS	
Date built	Fully renovated in 2007	Sale price	\$169,000.00
UTILITIES		Lease rate	\$10.00 PSF + utilities
Sewer	Yes	Condo Fees	\$191.45 per month
Water	Yes	Roof assessment	\$77.97 per month
Gas	Yes		
Electric			
Amps	200		
Volts	120/208		
Phase			

COMMENTS:

Trackside Industrial Park
 2,000 s/f office/warehouse condominium
 Fully renovated in 2007
 1,600 +/- s/f office and 400 +/- s/f warehouse which can be expanded with removal of some of the office □□
 Large overhead easy door.
 Owner will consider a lease with option to purchase

