

# FOR SALE

15 McLennan Drive  
Oakville, CT 06779



## 8,588 S/F Industrial Building

- Ideal for many manufacturing or assembly operations
- 900 +/- S/F office area
- .4 acres - New roof 2016
- Newer heaters and office HVAC
- 1 dock/ 1 overhead door - Clear span
- Great Route 8 access - Nice quiet industrial street

**Asking: \$349,000.00**

# PROPERTY DATA FORM

**PROPERTY ADDRESS** 15 McLennan Drive

**CITY, STATE** Oakville, CT 06779

## BUILDING INFO

Total S/F 8,588  
 Number of floors 1  
 Avail S/F 8,588  
 Office space 900  
 Column space Clear span  
 Avail docks 1  
 Avail overhead doors 1  
 Ceiling Height 12'  
 Roof Rubber (new 2016)  
 Ext. Construction Masonry  
 Date Built 1969

## UTILITIES

Sewer Yes  
 Water Yes  
 Gas Yes  
 Electrical 400 amps  
 240 volts / 3 phase

## MECHANICAL EQUIP.

Air Conditioning Office (new 2012)  
 Sprinkler / Type No  
 Type of Heat Gas

## TAXES

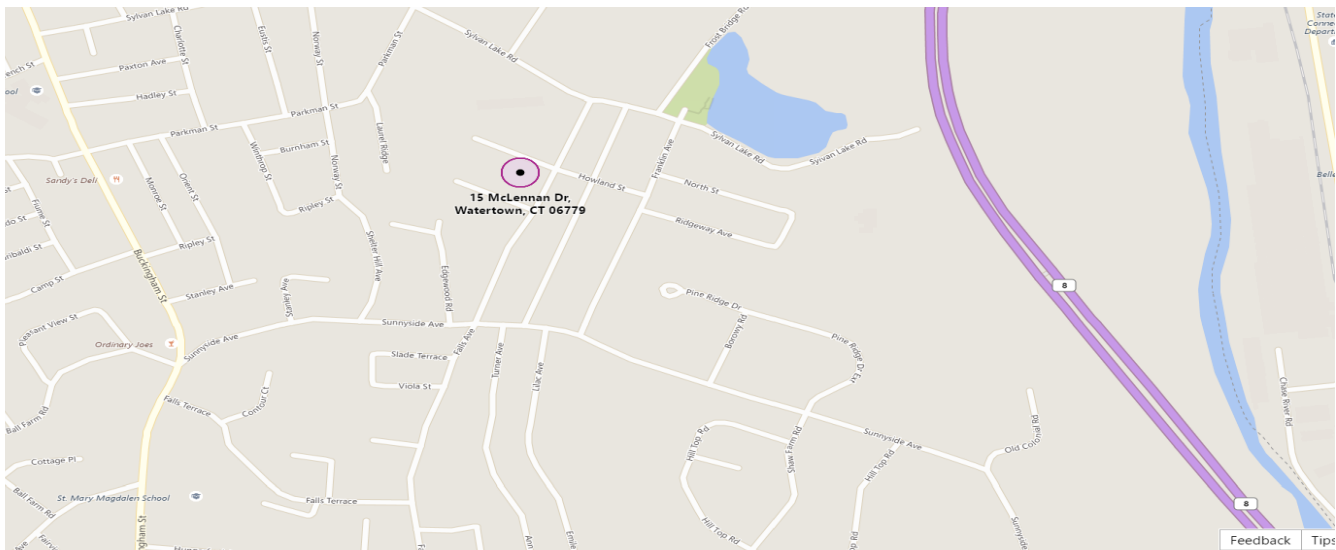
Assessment \$234,000  
 Mill rate 30.10  
 Taxes \$7,254.00

## OTHER

Total acres .40  
 Zoning IG 80  
 Parking 15 vehicles  
 Interstate/ distance to I-84 3 miles  
 State Route / Distance To... RTE 0.5 miles

## TERMS

Sale \$349,000.00



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