

## FOR SALE

1200 Main Street South  
Southbury, CT



- 40,000 S/F Industrial Facility on 6 acres
- 4,000 S/F of nicely finished offices
- Great location just off I-84 at exit 14
- Ideal for many manufacturing or warehouse uses
- Heavy power, three loading docks and a drive in door
- Large lot offers abundant parking for vehicles and trailers

Offered at: \$1,695,000.00

# PROPERTY DATA FORM

**PROPERTY ADDRESS** 1200 Main St South

**CITY, STATE** Southbury, CT 06488

## BUILDING INFO

Total S/F 40,120  
 Number of floors 1  
 Office space 4,024  
 Avail docks 3  
 Avail drive-in 1  
 Ext. Construction Concrete block  
 Ceiling Height 13.5  
 Roof Rubber- membrane  
 Date Built 1968 / 1975

## UTILITIES

Sewer Septic  
 Water Well  
 Gas No  
 Electrical 2 Services 2000 amps / 2500 amps  
 240 V - 3 phase  
 Buyer to verify

## MECHANICAL EQUIP.

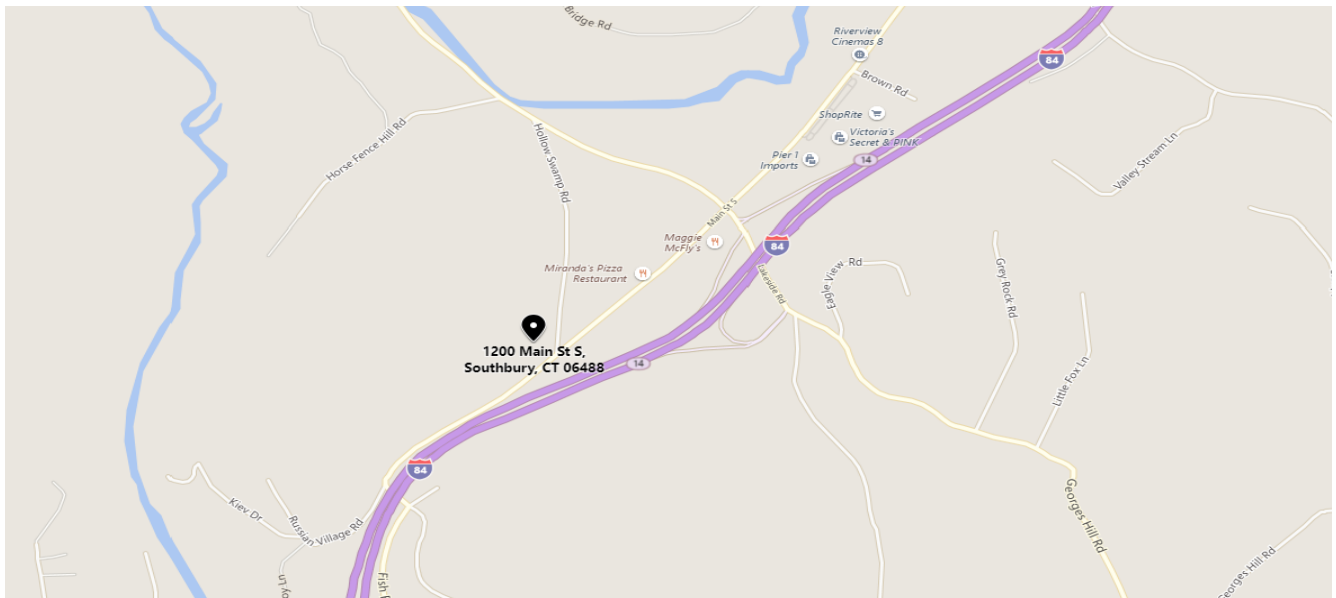
Air Conditioning No  
 Sprinkler / Type No  
 Type of Heat Oil  
**OTHER**  
 Acres 6  
 Zoning Industrial M - 2A  
 Parking Ample  
 State Route / Distance To... .25 I-84

## TAXES

Assessment \$1,450,940.00  
 Mill Rate 28.80  
 Taxes \$41,816.09

## TERMS

Sale \$1,695,000.00



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

<b>INTERIOR SITE PLAN</b> ROMATE MANUFACTURING CO. 120 MAIN STREET SOUTH SOUTHBRURY, CONNECTICUT	
SHEET NO. 11117 DATE: 07/13/2017 PROJECT NUMBER: HE8001 PI DRAWN BY: DML CHECKED BY: MNA	REVISIONS NO. DATE _____ _____ _____ _____ _____

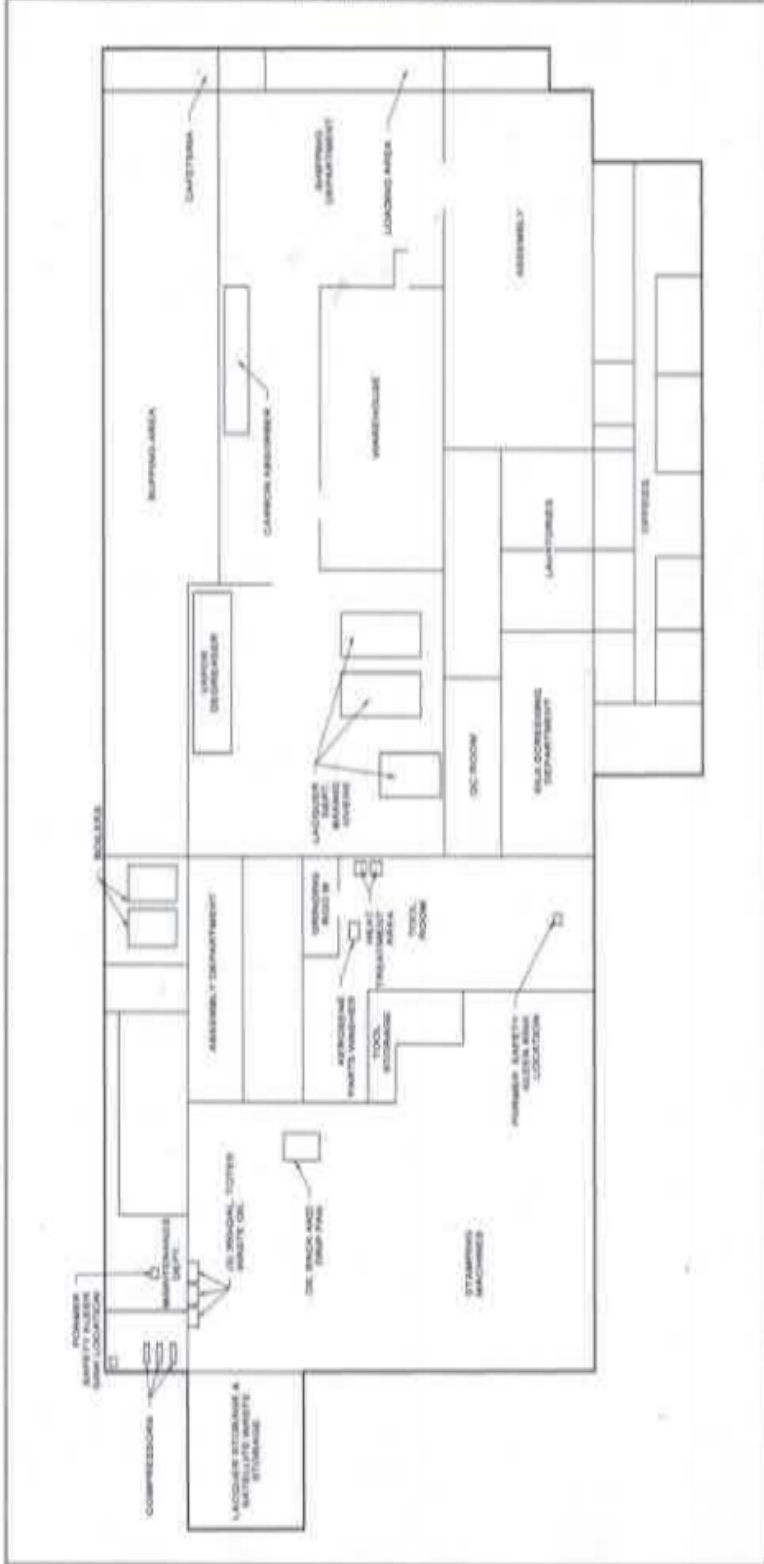
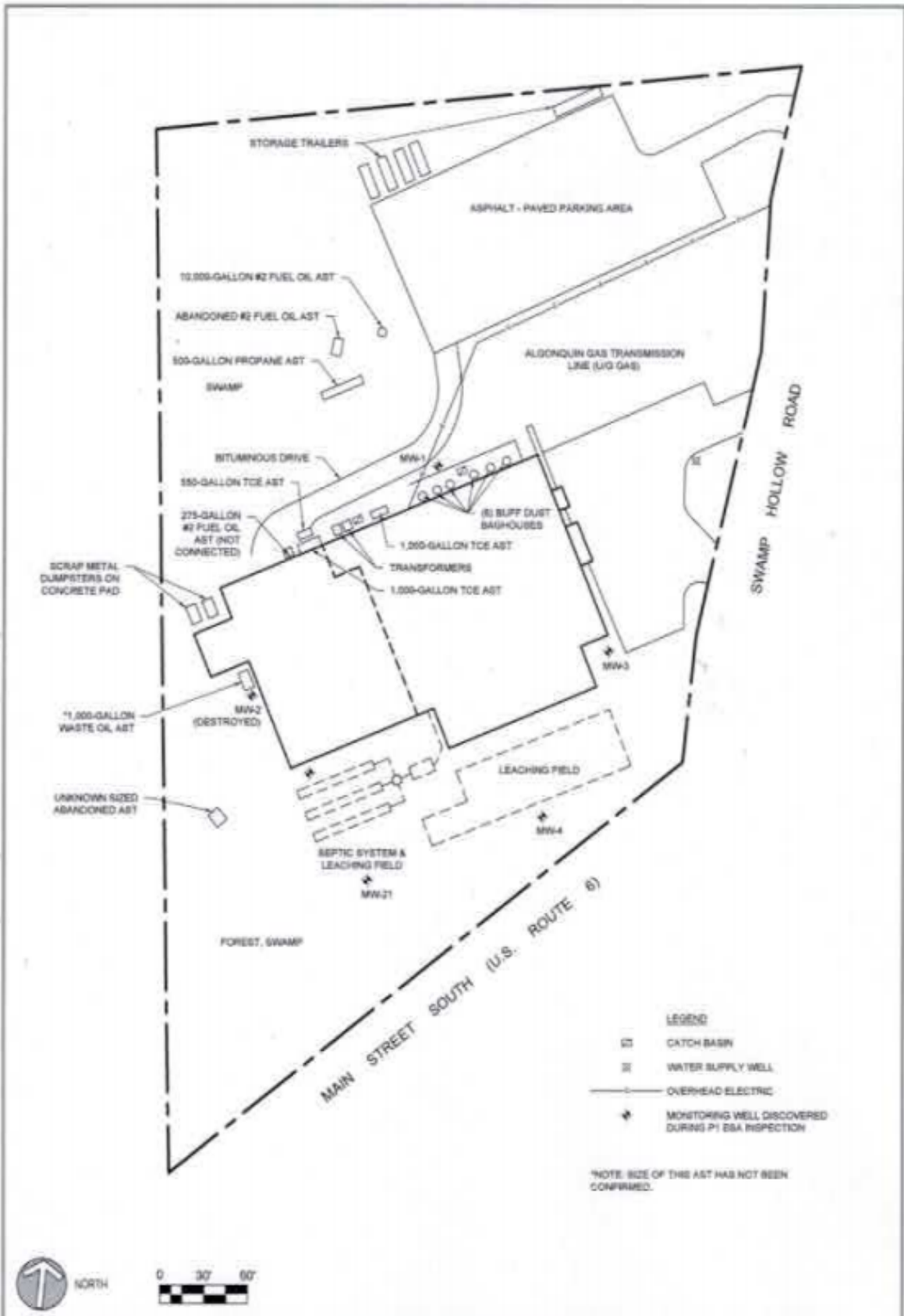


FIGURE NO. 3

INDIANAPOLIS, IN: PERIODICALLY CHECK THE STATUS OF THIS DOCUMENT. THE STATUS OF THIS DOCUMENT IS SUBJECT TO CHANGE WITHOUT NOTICE.



- LEGEND**
- ☐ CATCH BASIN
  - ⊞ WATER SUPPLY WELL
  - OVERHEAD ELECTRIC
  - ⬇ MONITORING WELL DISCOVERED DURING P1 DBA INSPECTION

\*NOTE: SIZE OF THIS AST HAS NOT BEEN CONFIRMED.



	DESIGNED BY: <b>KRW</b>	REVIEWED BY: <b>MRA</b>	ISSUE DATE: <b>07/13/2017</b>	<b>SITE PLAN</b> ROMATIC MANUFACTURING CO. 1200 MAIN STREET SOUTH SOUTHURRY, CONNECTICUT	FIGURE NO. <b>2</b>
	DRAWN BY: <b>DML</b>	PROJECT NUMBER: <b>HEB0001.P1</b>	SHEET SIZE: <b>11"x17"</b>		



# 1200 Main Street South





# 1200 Main Street South

