

FOR SALE/LEASE

259 Wolcott Road
Wolcott, CT



5,300 S/F Modern Industrial Building
Great Visible Location on busy Wolcott Road
Ideal for many uses

2,500 S/F Warehouse - Possible Subdivide
22' Ceilings with Oversized 10' x 12' Drive in Door
19 Parking Spaces

New LED Lighting and Security Cameras

Sale price: \$465,000.00

Lease rate: \$9.00 PSF + utilities

PROPERTY DATA FORM

PROPERTY ADDRESS		259 Wolcott Road	
CITY, STATE		Wolcott, CT 06716	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	5,300	Air Conditioning	All offices & bathrooms
Number of floors	2 plus warehouse	Sprinkler / Type	
Avail S/F	5,300	Type of Heat	Gas and infrared
Avail overhead doors	1 10' x 12'	OTHER	
Office space	2,800	Acres	.40
Ext. Construction	Decorative steel & block	Zoning	GC/ C-3 with C-16
Ceiling Height	8' office/ 22' - 28' warehouse	Parking	Ample
Roof	Steel deck	State Route / Distance To...	
Date Built	2002	TAXES	
		Assessment	\$203,650
		Appraisal	\$290,910
		Mill Rate	28.91
		Taxes	\$5,887.52
UTILITIES		TERMS	
Sewer	City	Sale price	\$465,000.00
Water	City	Lease rate	\$9.00 PSF + utilities
Gas	Yankee Gas		
Electrical	400 Amps		
	120/208 volts /3 phase		
CAT 5-E wiring	Voice & data		
Fire protection	Smoke with pull stations		

COMMENTS:

This is a well maintained facility

Move-in condition

Formerly built for an electrical contractor

Located on Wolcott Road in Wolcott CT

CG Zoning with C-3 and C-16 classifications

C-3: Business and professional offices; banks and other financial intuitions; medical and dental clinics

C-16: Warehousing and wholesale businesses, including commercial storage and self- storage facilities



