

FOR SALE

**30 Grandview Court
Cheshire, CT**



29,650 +/- S/F Modern Industrial Facility

4.8 acres with great parking

Ideal for manufacturing/ warehouse uses

Full climate control

2 Loading docks and 1 drive-in door (shared)

Secure Cheshire location on a Cul-de-sac

Easy access to I-84 and RTE 691

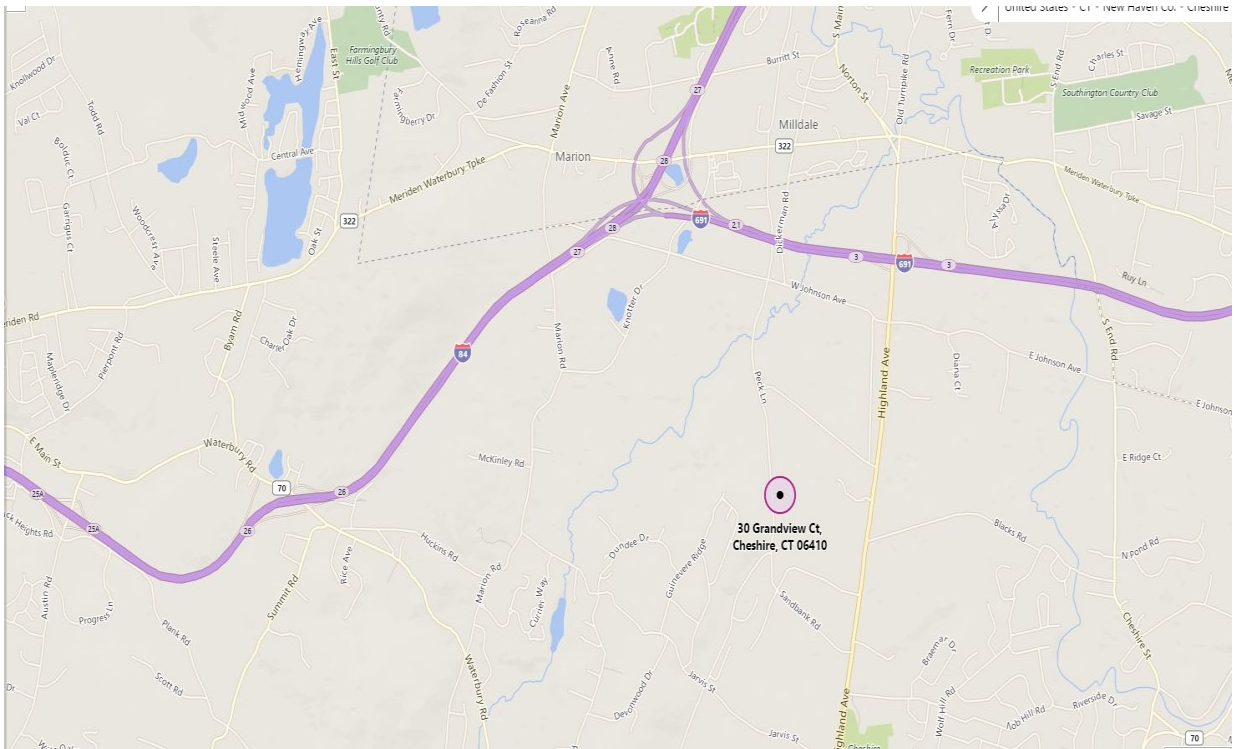
Sale price: \$2,275,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS		30 Grandview Court	
CITY, STATE		Cheshire, CT 06410	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	29,650	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	Yes / Wet
Avail S/F	29,650	Type of Heat	Oil / Forced Air
Office space	3,000 +/- S/F	OTHER	
Total/ avail docks	2	Zoning	Light Industrial
Total/avail drive-in	1	Parking	Ample
Ceiling Height	12'	Total avail acres	4.80
Roof	Metal	TAXES	
Date Built	1997	Assessment	
Ext. Construction	Metal	Mill Rate	
UTILITIES		Taxes	
Sewer	Septic - sewer available	TERMS	
Water	City	Sale	\$2,275,000.00
Gas	Oil		
Electrical	600 Amps/ 480 V 3P/ 4W		

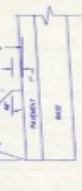
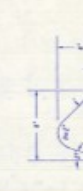
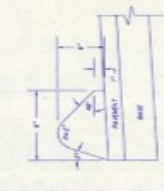
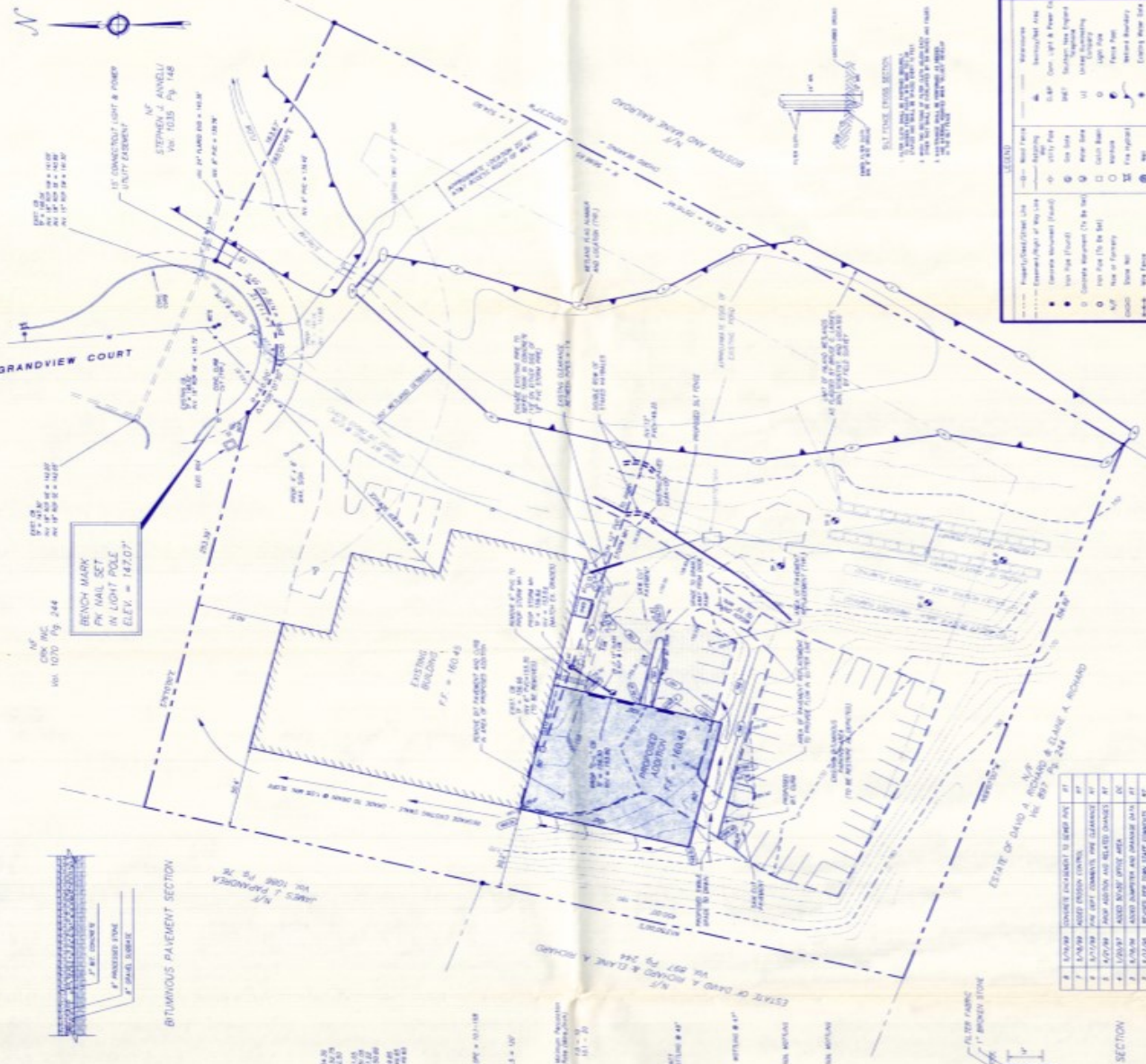


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REVISED PLAN NOTES

- LOCATION OF ALL UNDERPAVEMENT FILLING, FLOOR SLAB, AND APPROXIMATE AND FINISHED GRADE SHALL BE SHOWN. ALL TYPICAL CONC. SHALL BE 2500 PSI AND TYPICAL REINFORCING SHALL BE #4. ALL DIMENSIONS SHALL BE SHOWN AND ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED.
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SEWER SYSTEM NOTES

1. ALL SEWER LINES SHALL BE 12" DIA. VITROCLAY PIPE WITH 2" DIA. MANHOLE RINGS.

2. ALL SEWER LINES SHALL BE 4' DIA. VITROCLAY PIPE WITH 24" DIA. MANHOLE RINGS.

3. ALL SEWER LINES SHALL BE 24" DIA. VITROCLAY PIPE WITH 36" DIA. MANHOLE RINGS.

4. ALL SEWER LINES SHALL BE 36" DIA. VITROCLAY PIPE WITH 48" DIA. MANHOLE RINGS.

5. ALL SEWER LINES SHALL BE 48" DIA. VITROCLAY PIPE WITH 60" DIA. MANHOLE RINGS.

REINFORCEMENT NOTES

1. ALL REINFORCEMENT SHALL BE #4 UNLESS OTHERWISE NOTED.

2. ALL REINFORCEMENT SHALL BE #3 UNLESS OTHERWISE NOTED.

3. ALL REINFORCEMENT SHALL BE #2 UNLESS OTHERWISE NOTED.

4. ALL REINFORCEMENT SHALL BE #1 UNLESS OTHERWISE NOTED.

5. ALL REINFORCEMENT SHALL BE #0 UNLESS OTHERWISE NOTED.

CONCRETE NOTES

1. ALL CONCRETE SHALL BE 2500 PSI UNLESS OTHERWISE NOTED.

2. ALL CONCRETE SHALL BE 3000 PSI UNLESS OTHERWISE NOTED.

3. ALL CONCRETE SHALL BE 3500 PSI UNLESS OTHERWISE NOTED.

4. ALL CONCRETE SHALL BE 4000 PSI UNLESS OTHERWISE NOTED.

5. ALL CONCRETE SHALL BE 4500 PSI UNLESS OTHERWISE NOTED.

UTILITY NOTES

1. ALL UTILITY LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.

2. ALL UTILITY LINES SHALL BE 18" DIA. UNLESS OTHERWISE NOTED.

3. ALL UTILITY LINES SHALL BE 24" DIA. UNLESS OTHERWISE NOTED.

4. ALL UTILITY LINES SHALL BE 30" DIA. UNLESS OTHERWISE NOTED.

5. ALL UTILITY LINES SHALL BE 36" DIA. UNLESS OTHERWISE NOTED.

FINISH NOTES

1. ALL FINISH GRADES SHALL BE TO THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED.

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CONKLIN & SOROKA, INC.
 CIVIL ENGINEERS
 107 S. GRANDVIEW COURT, CHESTER, PA 19326
 TEL: (610) 398-1234
 FAX: (610) 398-1235

REVISED SITE PLAN
 FOR
KINAMOR PLASTICS, INC.
 107 S. GRANDVIEW COURT, CHESTER, PA 19326

LEGEND

Symbol	Description
○	Proposed Structure
□	Proposed Addition
△	Proposed Structure
▽	Proposed Addition
○	Proposed Structure
□	Proposed Addition
△	Proposed Structure
▽	Proposed Addition

NO. DATE DESCRIPTION

1	10/27/88	RECORD FOR THE DEVELOPMENT OF THE
2	10/27/88	RECORD FOR THE DEVELOPMENT OF THE
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10	10/27/88	RECORD FOR THE DEVELOPMENT OF THE



DATE: 10/27/88
 PROJECT NO.: 88-001
 SHEET NO.: 10

