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FOR SALE/LEASE

*327 Sandbank Road C11 & C12
Cheshire, CT 06410*



3,800 +/- S/F Industrial or Shop Space

Great End Cap Unit located in Cheshire

2018 Complete Remodel

18' Ceilings with two 10' x 14' Drive-in Doors

Ideal for Light Manufacturing/ Contractors

Secure Location with Good Highway Access

Lease asking price: \$8.00 PSF Gross

Asking price: \$299,000.00

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PROPERTY DATA FORM

PROPERTY ADDRESS	327 Sandbank Road, C11 & C12		
CITY, STATE	Cheshire, CT 06410		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	3,800 +/-	Air conditioning	Yes– New
Number of floors	2	Sprinkler	Yes
Avail S/F	4,100 +/-	Type of heat	Gas– Forced Air
Will subdivide to	No	TAXES	
Office space	2,000	OTHER	
Available drive-in doors	2 oversized	Total acres	Condo
	10 x 14	Zoning	Industrial
Exterior construction	Masonry	Parking	8 vehicles
Ceiling height	18'		
Roof			
Date built	1989		
UTILITIES			
Septic	Yes		
Water	Yes	TERMS	
Gas	Yes	Sale	\$299,000.00
Electric		Lease	\$8.00 PSF Gross
Amps	200	Plus base tax increases	
Volts	120/208		
Phase			







