

**FOR SALE / LEASE**



**Rare 3,480 S/F +/- Standalone Industrial Building  
1.22 Acres in the Plymouth Industrial Park  
Ideal for Small Manufacturer and/or Contractor  
Great Power: 440A/208 3P/4W  
Loading Dock & Ample Parking  
Sale Price: \$249,000.00  
Lease Price: \$2,750 per mo. Gross Lease +  
Utilities+ Snow+ Lawn Care**

***9 Container Drive  
Plymouth, CT 06786***



# Godin Property Brokers, LLC

★★★★★ Commercial / Industrial



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# PROPERTY DATA FORM

**PROPERTY ADDRESS** 9 Container Drive

**CITY, STATE** Plymouth, CT 06786

**BUILDING INFO** **MECHANICAL EQUIP.**

Total S/F	3,480 +/-	Air Conditioning	Wall
Number of floors	1	Sprinkler / Type	No
Avail S/F	3,480 +/-	Type of Heat	Oil Baseboard
Office Space	800 +/-	<b>OTHER</b>	
Total / Avail Docks	1	Acres	1.22
Ext. Construction	Wood- Siding	Zoning	M
Ceiling Height	10'	Parking	Ample
Roof	Gable	State Route / Distance To...	Route 8
Date Built	1983	<b>TAXES</b>	

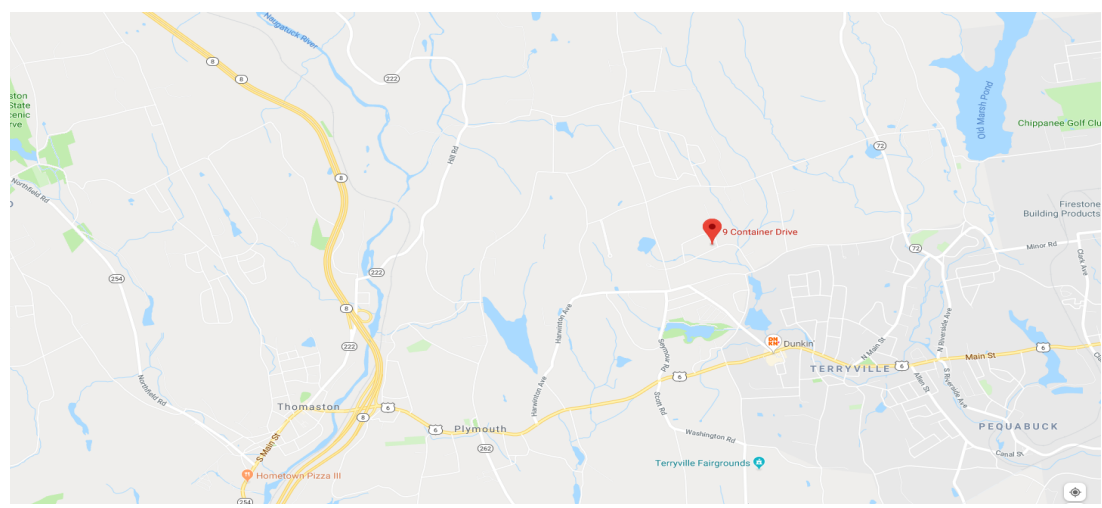
**UTILITIES**

Sewer City  
 Water City  
 Gas EverSource  
 Electrical 400 Amps / 208  
 3P 4 w

Assessment \$212,800.00  
 Appraisal \$304,000.00  
 Mill Rate 39.69  
 Taxes \$8,446.00

**TERMS**

Sale \$249,000.00  
 Lease \$2,750 Gross + utilities  
 +snow= lawn care



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