

FOR SALE / LEASE

**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: \$1,950,000.00

Lease rate: \$6.50 PSF NNN

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	1,170,720.00
Ext. Construction	Metal	Mill Rate	32.62
UTILITIES		Taxes	\$38,188.89
Sewer	Septic - sewer available	TERMS	
Water	City	Sale	\$1,950,000.00
Gas	Oil	Lease	\$6.50 PSF NNN
Electrical	600 Amps/ 480 V 3P/ 4W		



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