

# 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**

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

**Ideal for Light Manufacturing/ Contractors**

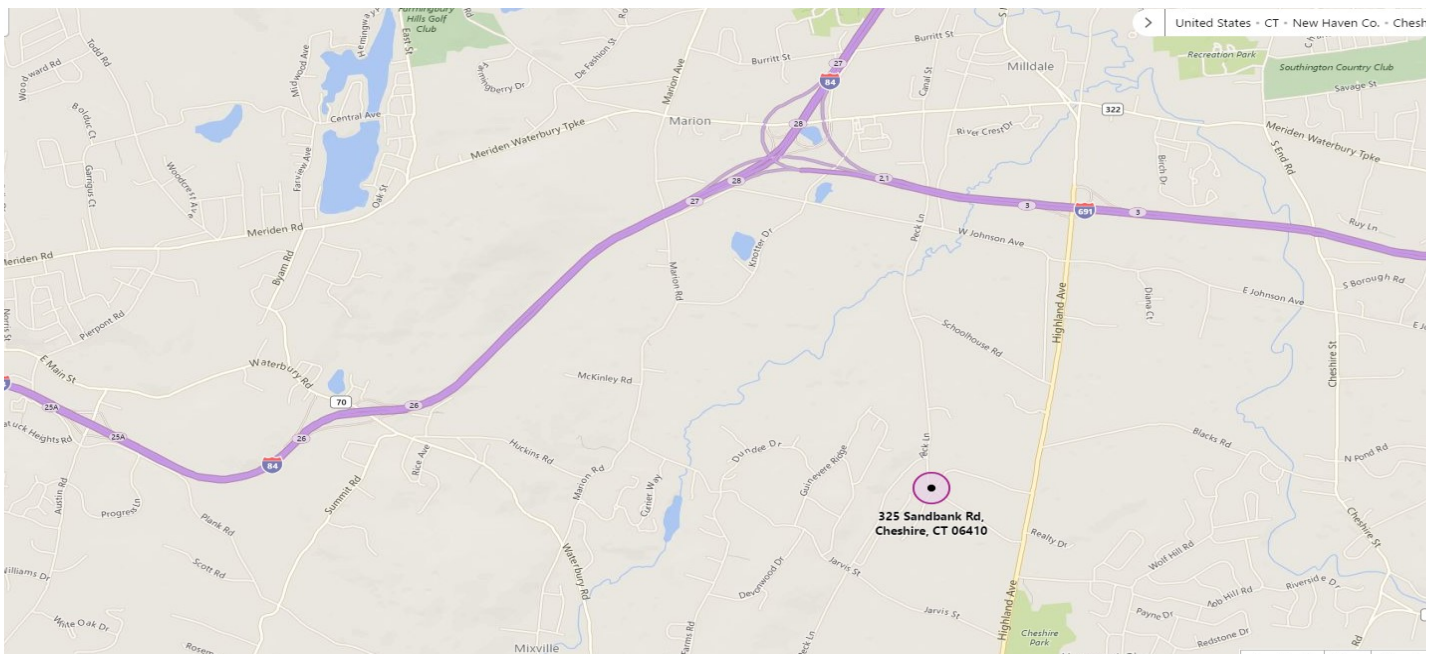
**Secure Location with Good Highway Access**

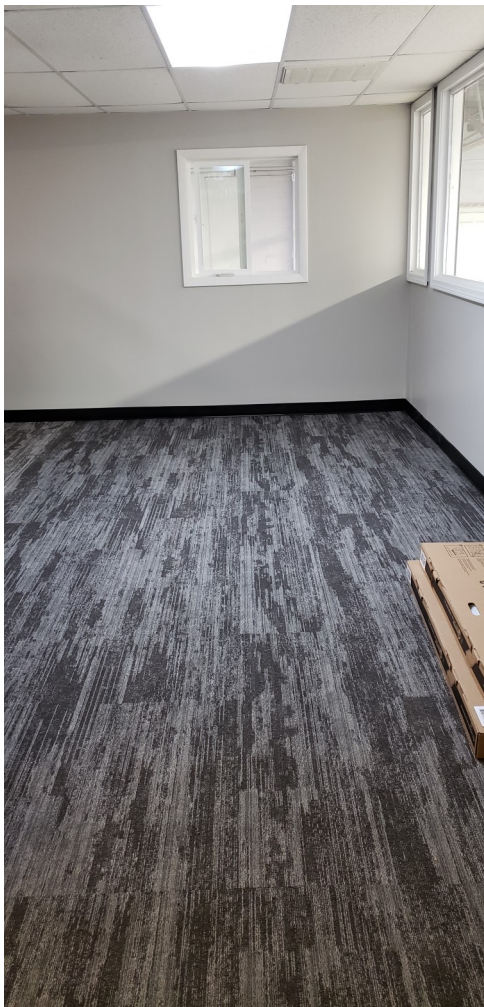
**Lease asking price: \$10.00 PSF Gross**

**Asking price: \$319,000.00**

## PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>	327 Sandbank Road, C11 & C12		
<b>CITY, STATE</b>	Cheshire, CT 06410		
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP</b>	
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		
Office space	2,000	<b>OTHER</b>	
Available drive-in doors	2 oversized	Total acres	Condo
	10 x 14	Zoning	Industrial
Exterior construction	Masonry	Parking	8 vehicles
Ceiling height	18'	<b>TAXES</b>	C11 & C12
Roof		Appraised	\$22,814.00
Date built	1989	Assessment	\$159,880.00
<b>UTILITIES</b>		Mill rate	32.62
Septic	Yes	Taxes	\$5,215.00
Water	Yes	<b>TERMS</b>	
Gas	Yes	Sale	\$319,000.00
Electric		Lease	\$10.00 PSF Gross
Amps	200	Plus base tax increases	
Volts	120/208	Condo fee	\$430.00 per mo.
Phase		Includes: Water, Septic, Snow &	
		Landscape	







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