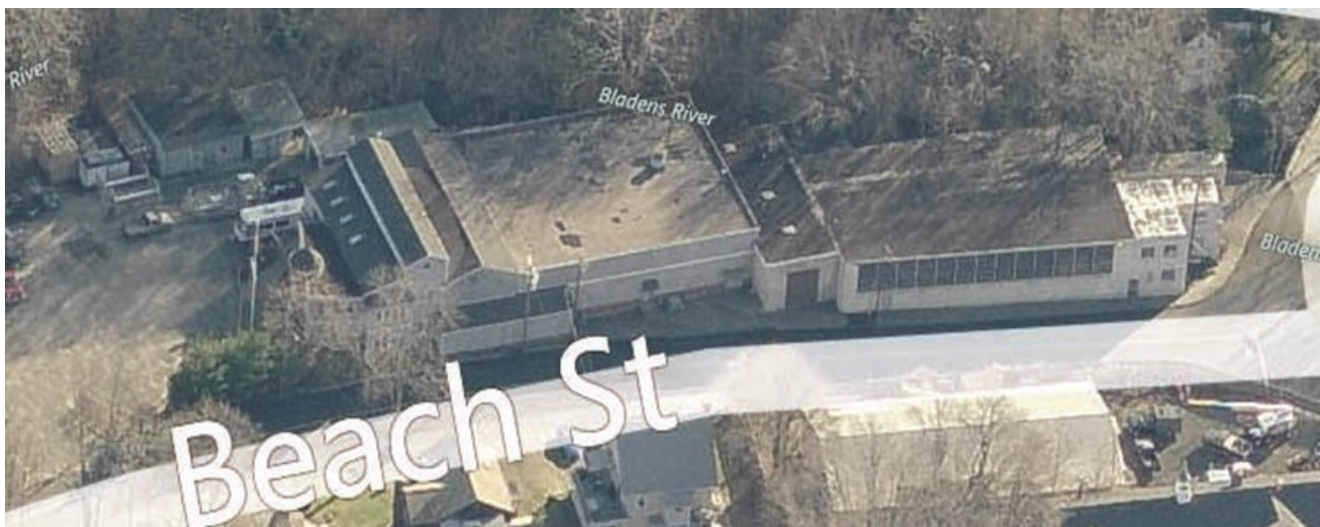


FOR SALE/LEASE

*10 Beach St
Seymour, CT 06483*



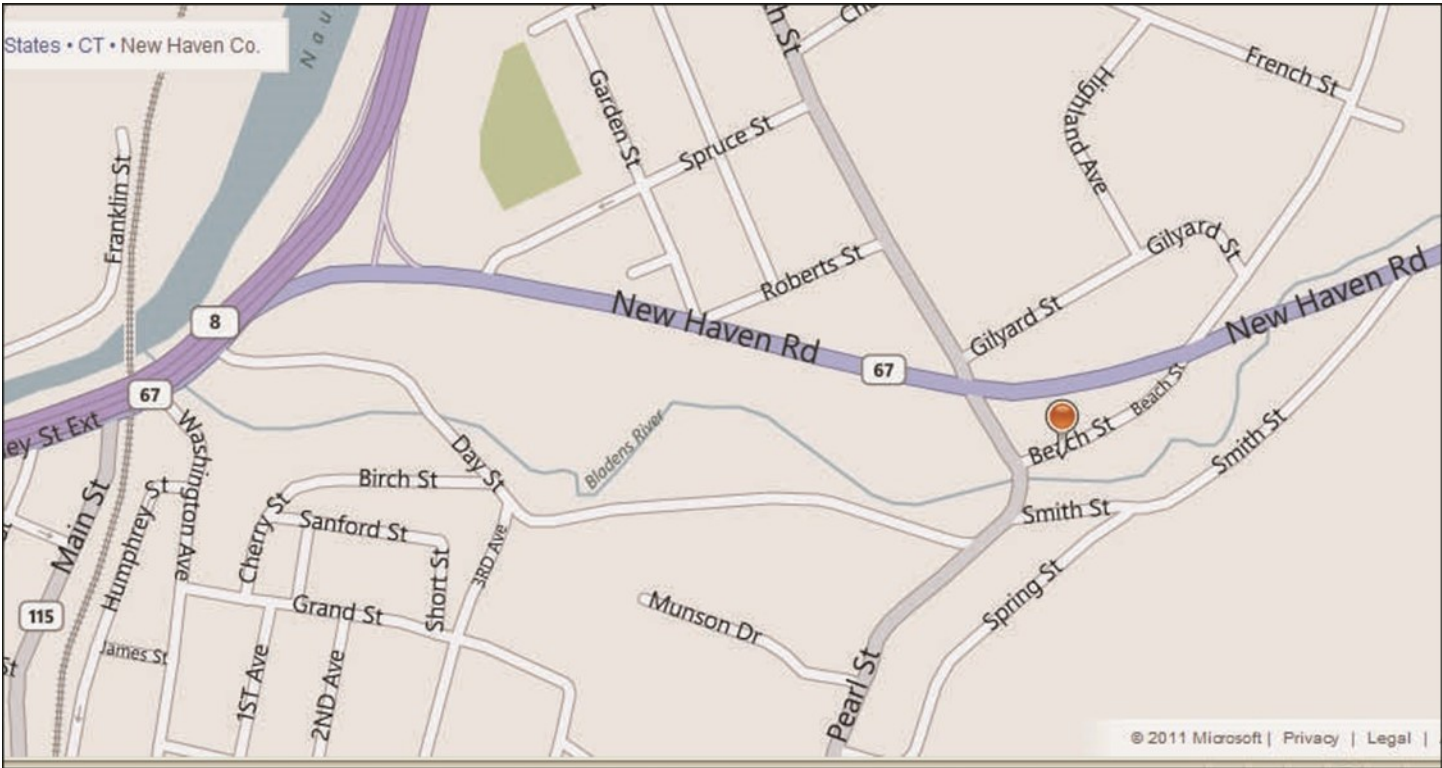
30,000 S/F Manufacturing Facility
+/- 5,000 S/F Modern Finished Offices
9,000 S/F Basement Area

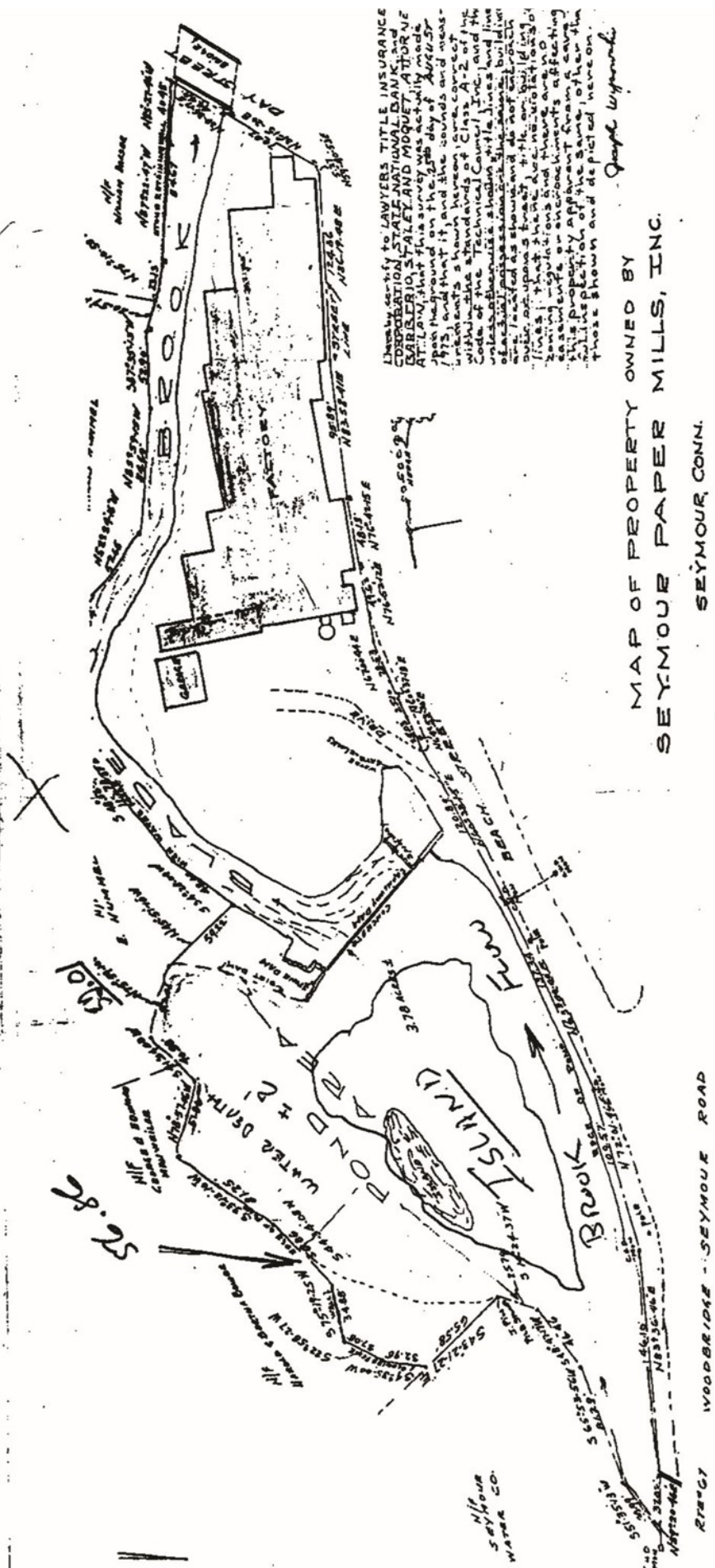
Well maintained building, can be divided.
Heavy power and good power distribution
2 Docks and 2 Drive-In Doors
Two 2 ton bridge cranes

Good location approx. 1/2 mile to Route 8

Sale Price: \$795,000.00
Lease Rate: \$4.00 PSF NNN

PROPERTY DATA FORM			
PROPERTY ADDRESS	10-18 Beach Street		
CITY, STATE	Seymour, CT 06483		
BUILDING INFO			
Total S/F	30,000	MECHANICAL EQUIP	
Number of floors	1	Air conditioning	Office
Avail S/F	30,000	Sprinkler / type	No
Will subdivide to	10,000	Type of heat	Oil
Office space	5,000	TAXES	
Column space	Varies	Date assessed	
Avail docks	2	Assessment	
Avail overhead doors	2	Mill rate	27.62
Exterior construction	Masonry	Tax	\$15,912
Interior construction			
Ceiling height	10' - 18'	OTHER	
Roof	Built-up asphalt	Total acres	3.7
Date built	1930 -1994	Rail spur	No
		Zoning	Residential Non-conforming ind
UTILITIES		Parking	Ample
Sewer	Yes	Interstate / distance to	
Water	Yes	State Route / distance to	
Gas	Available		
Electrical		TERMS	
Amps	800	Sale price	\$795,000.00
Volts	120/208	Lease rate	\$4.00 PSF NNN
Phase	3		
COMMENTS:			





LITIGATION BY LAWYERS TITLE INSURANCE
 CORPORATION STATE AND ACCIDENTAL THORNE
 MARSHFIELD, MALE AND ACCIDENTAL THORNE
 AT THE time of the survey was actually made
 on the 22nd day of August 1973 and that it
 and the bounds and measurements shown hereon
 are correct with the standards of Class A-2 of the
 Code of the Technical Council, Inc. and the
 standards of the National Board of Standards
 and Practices for Land Surveyors and the
 standards of the International Association of
 Professional Surveyors. It is hereby certified
 that the above is a true and correct copy
 of the original and that there are no
 corrections or amendments affecting
 the property hereon shown hereon. In
 testimony whereof, I have hereunto set my
 hand and the seal of the Surveyors Association
 of the State of Massachusetts on the 22nd day of
 August 1973.

Joseph W. Lynch

MAP OF PROPERTY OWNED BY
 SEYMOUR PAPER MILLS, INC.

SEYMOUR, CONN.

SCALE 1" = 50 FT. AUGUST 29, 1973
 (SEE NOTE) AREA = 3.78 ACRES

BEACH PROPERTIES LTD

MATCH
 INTER LINE

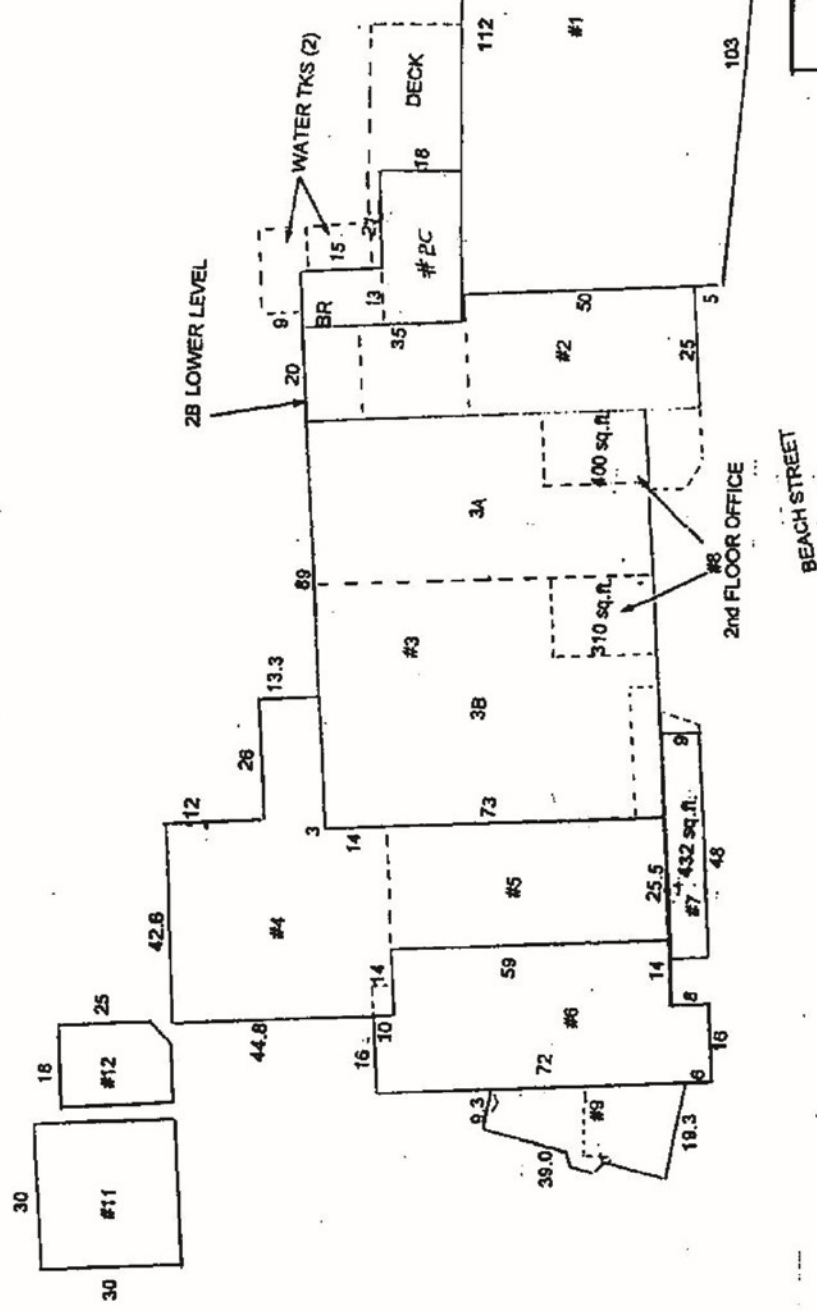
NOTE: NOT TO SCALE - REDUCED PRINT (7/72)

It is hereby certified that this map is
 a true and correct copy of the original
 and that there are no corrections or
 amendments affecting the property
 hereon shown hereon. In testimony
 whereof, I have hereunto set my
 hand and the seal of the Surveyors
 Association of the State of
 Massachusetts on the 22nd day of
 August 1973.

REFERENCES: 1. ALL SURVEYS MADE BY JOHN T. BROWN, A.L.S.
 AND BY SEYMOUR PAPER MILLS, INC. ARE BY SEYMOUR PAPER MILLS, INC.
 2. ALL SURVEYS MADE BY SEYMOUR PAPER MILLS, INC. ARE BY SEYMOUR PAPER MILLS, INC.
 3. ALL SURVEYS MADE BY SEYMOUR PAPER MILLS, INC. ARE BY SEYMOUR PAPER MILLS, INC.

BEACH

SPACE	AREA (sq. ft.)
1	852.1
2	1987
2B	700
2C	646
BR	195
3	6615
4	2498
5	1458
6	3340
7	432
8	710
9	900
10	1726
3-4 (B)	4300
11	900
12	450



UNDER #3 & PARTIAL UNDER #4 = 7000 SQ. FT.
ED AS RENTABLE.

ATTACHMENT "A"

SCALE	DRAWN BY
1" = 30'	RMB
	APPROVED BY
TITLE	
MILL PLAN - 12-26 BEACH STREET	
SEYMOUR, CONNECTICUT	