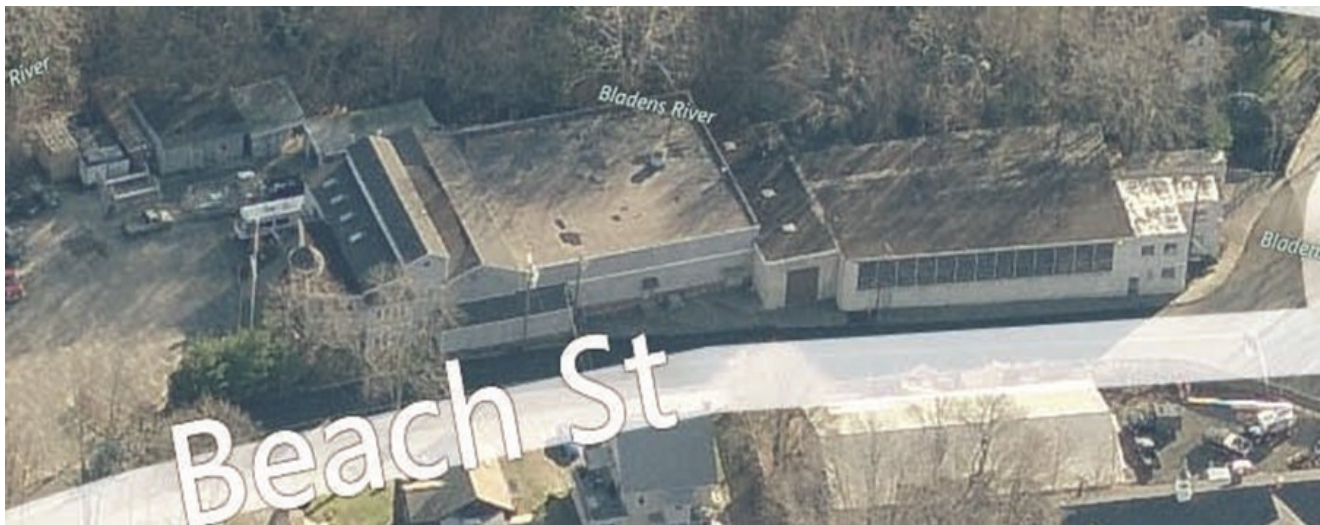


# FOR SALE/LEASE

*10 Beach St  
Seymour, CT 06483*



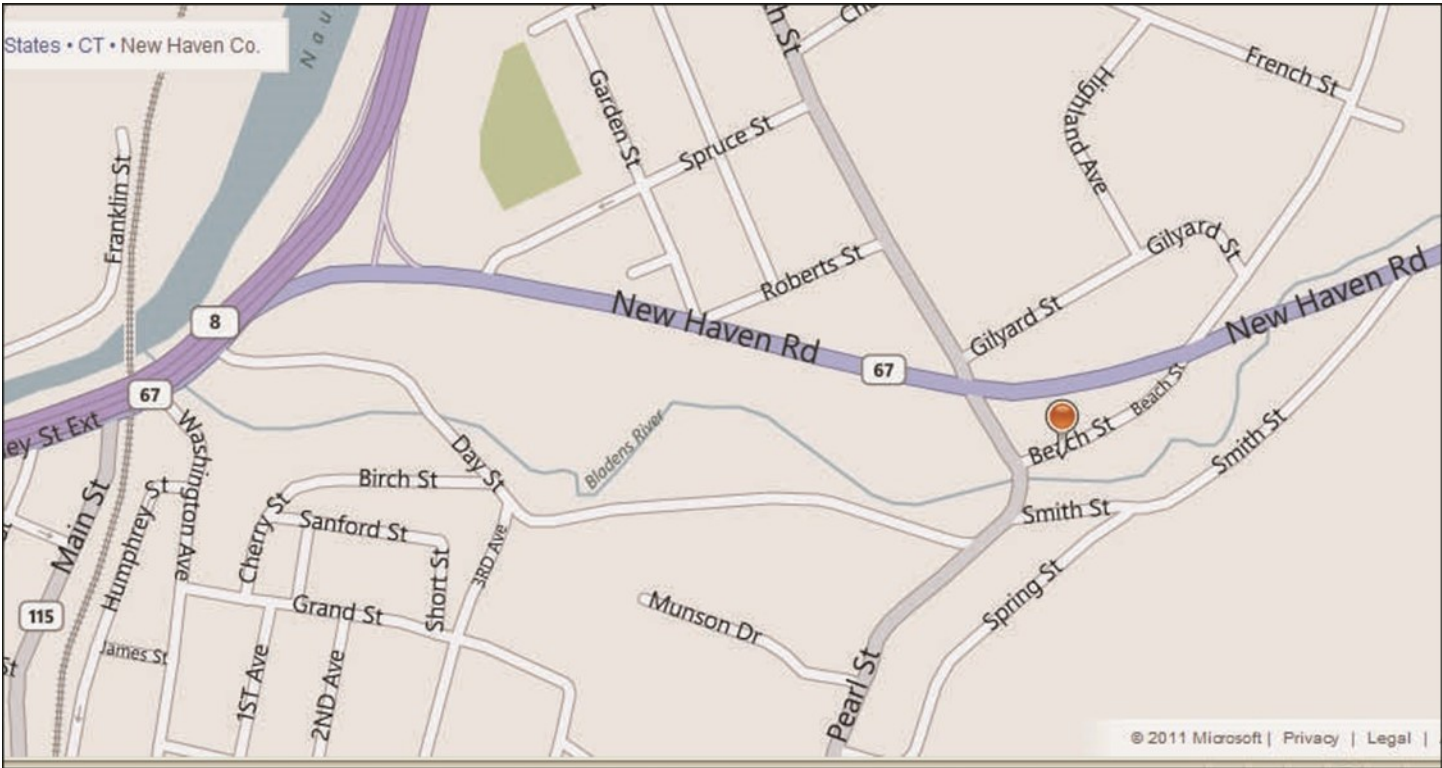
**30,000 S/F Manufacturing Facility**  
**+/- 5,000 S/F Modern Finished Offices**  
**9,000 S/F Basement Area**

**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: \$695,000.00**  
**Lease Rate: \$4.00 PSF NNN**

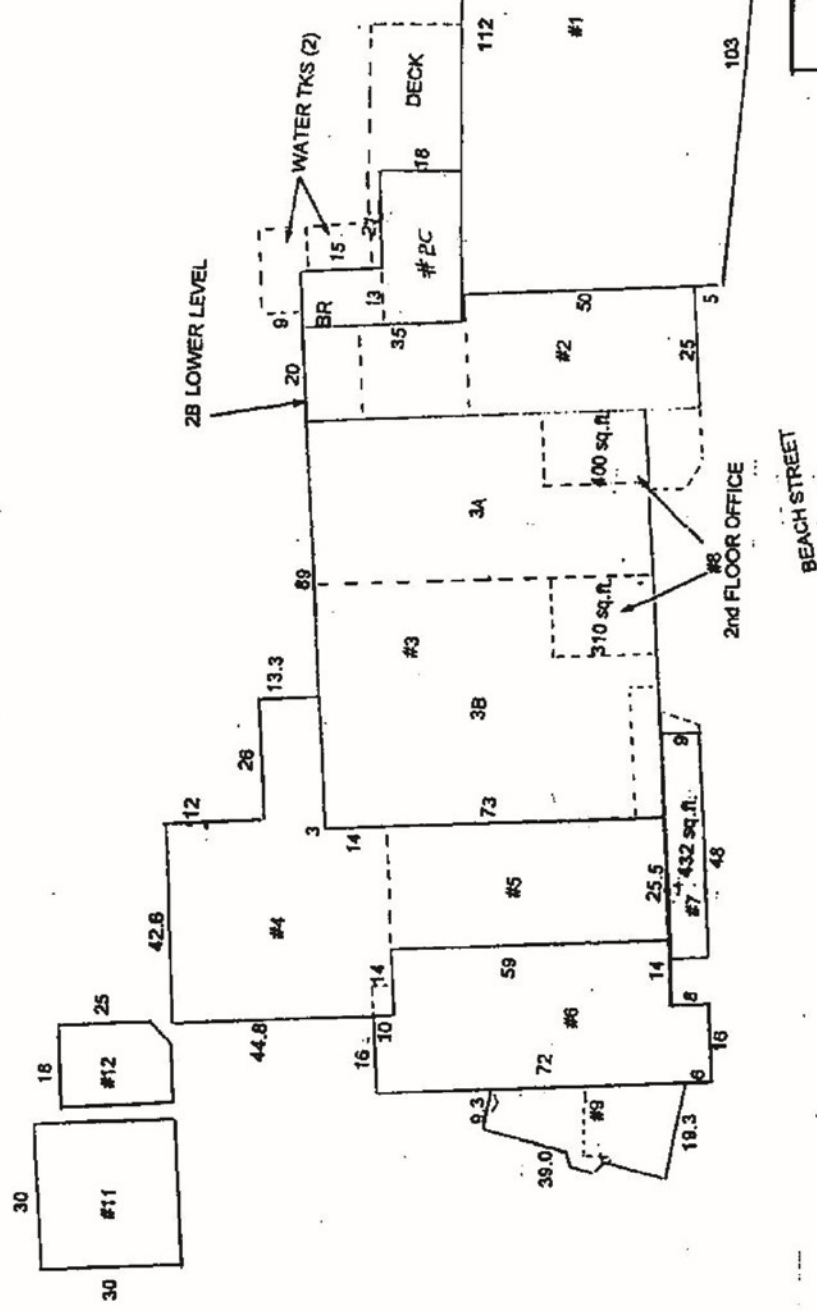
<b>PROPERTY DATA FORM</b>			
<b>PROPERTY ADDRESS</b>	10-18 Beach Street		
<b>CITY, STATE</b>	Seymour, CT 06483		
<b>BUILDING INFO</b>			
Total S/F	30,000	<b>MECHANICAL EQUIP</b>	
Number of floors	1	Air conditioning	Office
Avail S/F	30,000	Sprinkler / type	No
Will subdivide to	10,000	Type of heat	Oil
Office space	5,000	<b>TAXES</b>	
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'	<b>OTHER</b>	
Roof	Built-up asphalt	Total acres	3.7
Date built	1930 -1994	Rail spur	No
		Zoning	Residential Non-conforming ind
<b>UTILITIES</b>		Parking	Ample
Sewer	Yes	Interstate / distance to	
Water	Yes	State Route / distance to	
Gas	Available		
Electrical		<b>TERMS</b>	
Amps	800	Sale price	\$695,000.00
Volts	120/208	Lease rate	\$4.00 PSF NNN
Phase	3		
<b>COMMENTS:</b>			







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: 1" = 30'

DRAWN BY: RMB

APPROVED BY:

TITLE: MILL PLAN - 12-26 BEACH STREET SEYMOUR, CONNECTICUT