

FOR SALE/LEASE

**300 Great Hill Road
Naugatuck, CT**



53,500 S/F on 21 Acres

- Modern high bay manufacturing facility with 9 cranes (1 ton to 10 tons)
- +/- 8,000 S/F of finished office area
- Production area has 34,000 S/F at 24" + clear height and 14,000 S/F at 21' + clear height
- Great business park location under 1 mile to Route 8 and Enterprise Corridor Zone tax benefits available
- City water, sewer and natural gas to the building

Sale asking: 2,995,000.00

\$5.00 PSF+ NNN

PROPERTY DATA FORM

PROPERTY ADDRESS		300 Great Hill Road	
CITY, STATE		Naugatuck, CT 06770	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	+/- 53,500 S/F	Air Conditioning	Office + partial warehouse
Number of floors	1	Sprinkler / Type	Yes/ Wet
Avail S/F	53,500 S/F	Type of Heat	Propane- Electric
Office space	+/- 8,000	OTHER	
Avail docks	1 & 1 drive through dock with crane	Zoning	Industrial
Avail overhead doors	Drive through	Acres	21
Total / avail S/F mezz	+/- 3,000 S/F	Parking	+/- 60
Ceiling Height	34,000 S/F at 24' 14,000 S/F at 21'	State Route / Distance to...	Route 8 - 1 mile
Roof	New spring 2017	Interstate/ Distance to...	I-84 - 4 miles
Ext. Construction	Steel	TAXES	
Date Built	1981	Assessment	\$1,428,980.00
UTILITIES		Mill Rate	45.57
Sewer	Yes	Taxes	\$65,118.62
Water	Yes	TERMS	
Gas	Avail to building	Sale	\$2,995,000.00
Electrical			
Amps	2,000 Amp	Lease	\$5.00 PSF + NNN
Volts	480 V		
Phase	3 phase buyer - tenant to verify		

Compressor system and spray booth available . Existing Cranes: NORTH AMERICAN IND 2 TON, NORTH AMERICAN IND 1 TON, NORTH AMERICAN IND 7.5 TON, NORTH AMERICAN IND 2 TON, DWIGHT FOOTE 10 TON, DWIGHT FOOTE 5 TON, DWIGHT FOOTE 5 TON, NORTH AMERICAN IND 7.5 TON, NORTH AMERICAN IND 2 TON



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