

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

2018 Complete Remodel

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

Ideal for Light Manufacturing/ Contractors

Secure Location with Good Highway Access

Lease asking price: \$2,850 per mo.+ utilities

Asking price: \$319,000.00

PROPERTY DATA FORM

| | | | |
|--------------------------|------------------------------|-------------------------|--------------------------------|
| PROPERTY ADDRESS | 327 Sandbank Road, C11 & C12 | | |
| CITY, STATE | Cheshire, CT 06410 | | |
| BUILDING INFO | | MECHANICAL EQUIP | |
| 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 | TAXES | |
| Office space | 2,000 | OTHER | |
| Available drive-in doors | 2 oversized | Total acres | Condo |
| | 10 x 14 | Zoning | Industrial |
| Exterior construction | Masonry | Parking | 8 vehicles |
| Ceiling height | 18' | | |
| Roof | | | |
| Date built | 1989 | | |
| UTILITIES | | | |
| Sewer | Yes | | |
| Water | Yes | TERMS | |
| Gas | Yes | Sale | \$319,000.00 |
| Electric | | Lease | \$2,850 per mo. + utilities |
| Amps | 200 | | |
| Volts | 120/208 | | |





