

FOR SALE/ LEASE

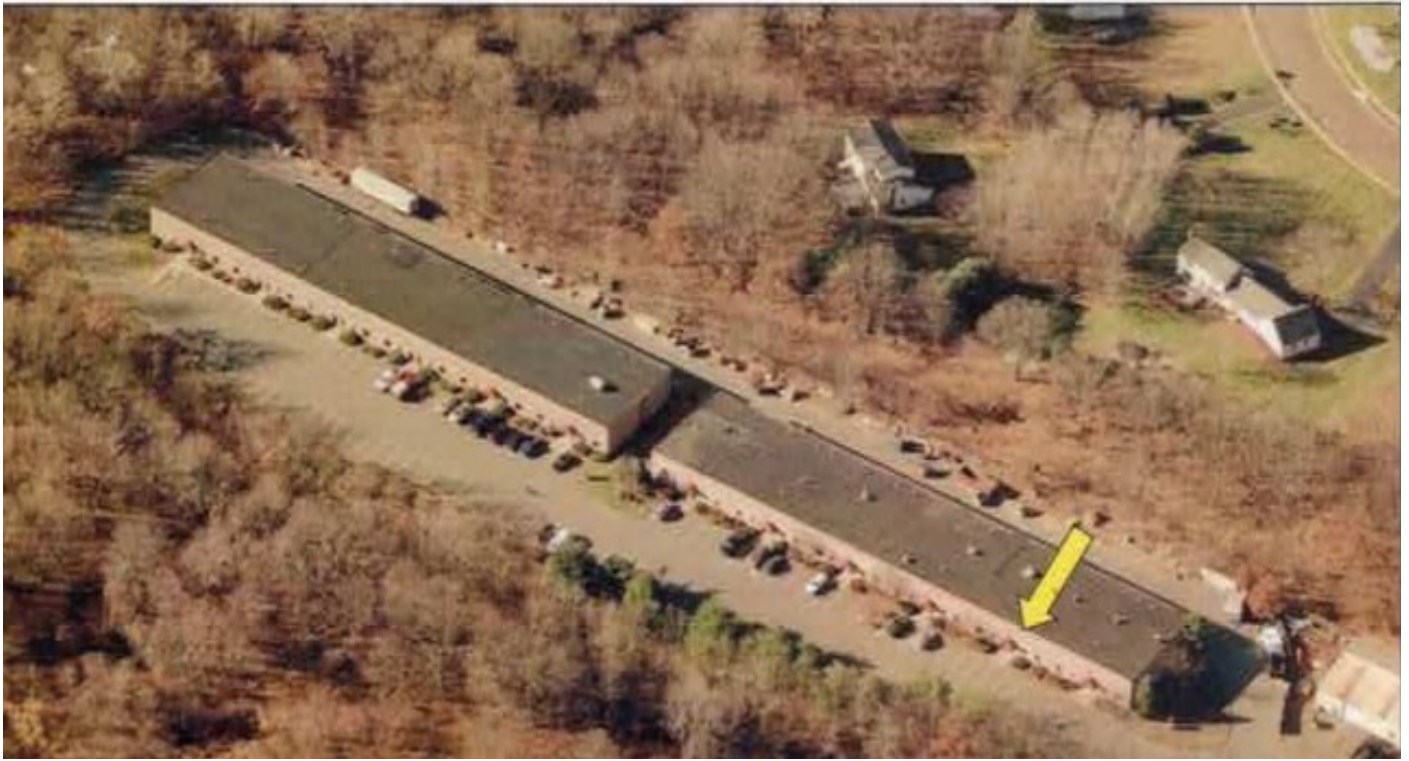
*325 Sandbank Road #B3
Cheshire, CT 06410*



Trackside Industrial Park
2,200 S/F Office/Warehouse Condominium
1,800 +/- S/F Office and 400 +/- S/F Warehouse
Warehouse can be expanded with removal of some office space
Great Cheshire Industrial Park location
Good highway access

Sale Price: \$179,000.00

Lease Rate: \$10.00 PSF + utilities



PROPERTY DATA FORM

PROPERTY ADDRESS	325 Sandbank Road, #B3		
CITY, STATE	Cheshire, CT 06410		
BUILDING INFO			
Total S/F	2,200	MECHANICAL EQUIP	Air conditioning
Number of floors	2		Yes
Avail S/F	2,200		Sprinklered
Will subdivide to	No		Type of heat
Office space	1,800	TAXES	Gas
Available drive-in doors	1	OTHER	\$1,8135.74
Available s/f mezzanine	700 +/-	Total acres	Condo
Exterior construction	Masonry	Zoning	Industrial
Ceiling height	18'	Parking	4 vehicles
Roof		TERMS	
Date built		Sale price	\$179,000.00
UTILITIES		Lease rate	\$10.00 PSF + utilities
Sewer	Yes	Condo Fees	\$210.00 per month
Water	Yes		
Gas	Yes		
Electric			
Amps	200		
Volts	120/208		
Phase			

