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FOR SALE/ LEASE

325 Sandbank Road #B3 Cheshire, CT 06410

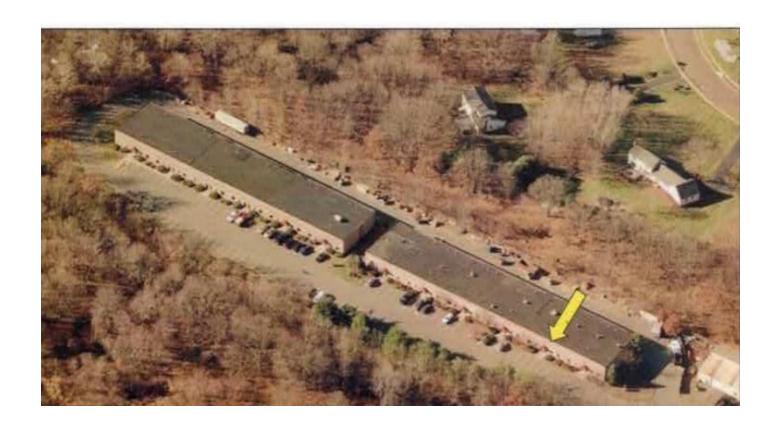


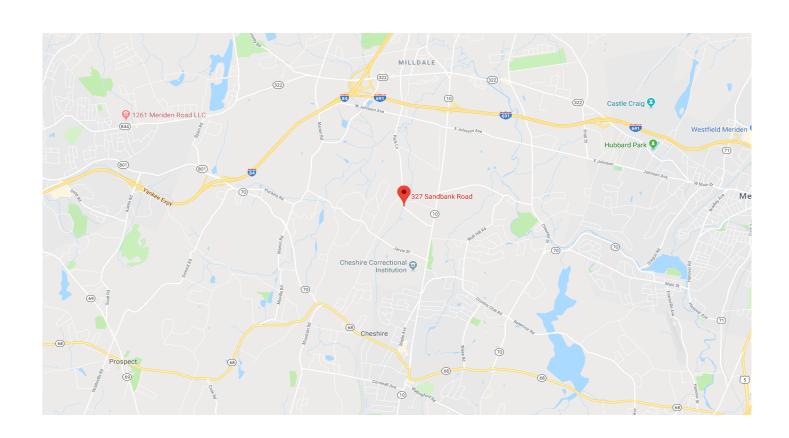
Trackside Industrial Park
2,200 S/F Office/Warehouse Condominium
1,800 +/- S/F Office and 400 +/- S/F Warehouse
Warehouse can be expanded with removal of some office space
Great Cheshire Industrial Park location
Good highway access

Sale Price: \$179,000.00

Lease Rate: \$10.00 PSF + utilities

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.





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

