

CONTACT: BRIAN GODIN

E-mail: bgodinpb@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100 850 Straits Turnpike, Suite 204 Middlebury, CT, 06762

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: \$9.00 PSF Gross Asking price: \$299,000.00

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	327 Sandbank Road, C11 & C12 Cheshire, CT 06410		
CITY, STATE			
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		
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'	TAXES	C11 & C12
Roof		Appraised	\$22,814.00
Date built	1989	Assessment	\$159,880.00
UTILITIES		Mill rate	32.62
Septic	Yes	Taxes	\$5,215.00
Water	Yes	TERMS	
Gas	Yes	Sale	\$299,000.00
Electric		Lease	\$9.00 PSF Gross
Amps	200	Plus base tax increases	
Volts	120/208	Condo fee	\$430.00 per mo.
Phase		Includes: Water, Septic, Snow &	
		Landscape	

















