

# FOR SALE

**30 Grandview Court  
Cheshire, CT**



**29,650 +/- S/F Modern Industrial Facility**  
**4.8 acres with great parking**  
**Ideal for manufacturing/ warehouse uses**  
**Full climate control**  
**2 Loading docks and 1 drive-in door (shared)**  
**Secure Cheshire location on a Cul-de-sac**  
**Easy access to I-84 and RTE 691**

**Sale price: \$1,950,000.00**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		30 Grandview Court	
<b>CITY, STATE</b>		Cheshire, CT 06410	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	29,650	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	Yes / Wet
Avail S/F	29,650	Type of Heat	Oil / Forced Air
Office space	3,000 +/- S/F	<b>OTHER</b>	
Total/ avail docks	2	Zoning	Light Industrial
Total/avail drive-in	1	Parking	Ample
Ceiling Height	12'	Total avail acres	4.80
Roof	Metal	<b>TAXES</b>	
Date Built	1997	Assessment	1,170,720.00
Ext. Construction	Metal	Mill Rate	32.62
<b>UTILITIES</b>		Taxes	\$38,188.89
Sewer	Septic - sewer available	<b>TERMS</b>	
Water	City	Sale	\$1,950,000.00
Gas	Oil		
Electrical	600 Amps/ 480 V 3P/ 4W		



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