

# 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**

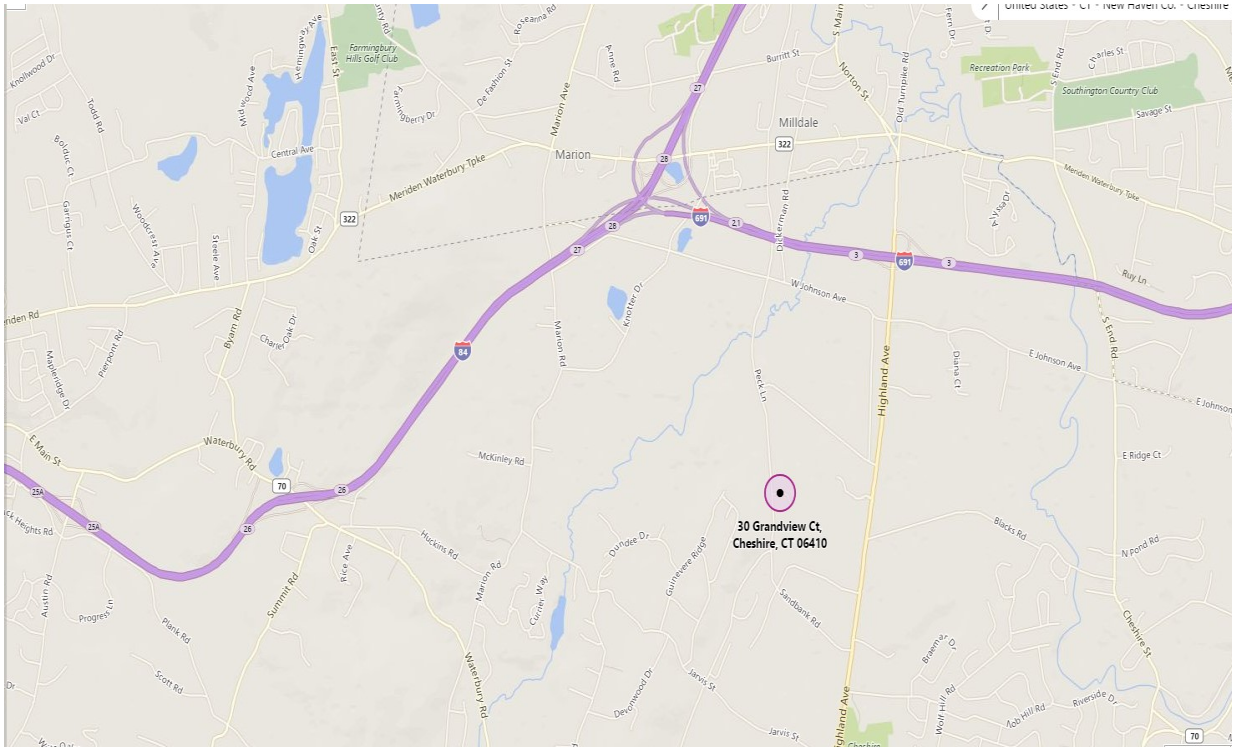
**Sale price: \$1,950,000.00**

# 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	
Ext. Construction	Metal	Mill Rate	
<b>UTILITIES</b>		Taxes	
Sewer	Septic - sewer available	<b>TERMS</b>	
Water	City	Sale	\$1,950,000.00
Gas	Oil		
Electrical	600 Amps/ 480 V 3P/ 4W		



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.



**BE PLAN NOTES**

1. LOCATION OF ALL UNDERGROUND UTILITIES FROM EXISTING AND APPROVED AND UNAPPROVED RECORDS, FIELD SURVEY AND EXAMINATION OF EXISTING RECORDS SHALL BE SHOWN BY DASHED LINES AND APPROVED RECORDS SHALL BE SHOWN BY SOLID LINES. ALL UTILITIES SHALL BE IDENTIFIED BY NAME AND DEPTH. ALL UTILITIES SHALL BE IDENTIFIED BY NAME AND DEPTH. ALL UTILITIES SHALL BE IDENTIFIED BY NAME AND DEPTH.
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**REVISIONS**

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**GENERAL NOTES**

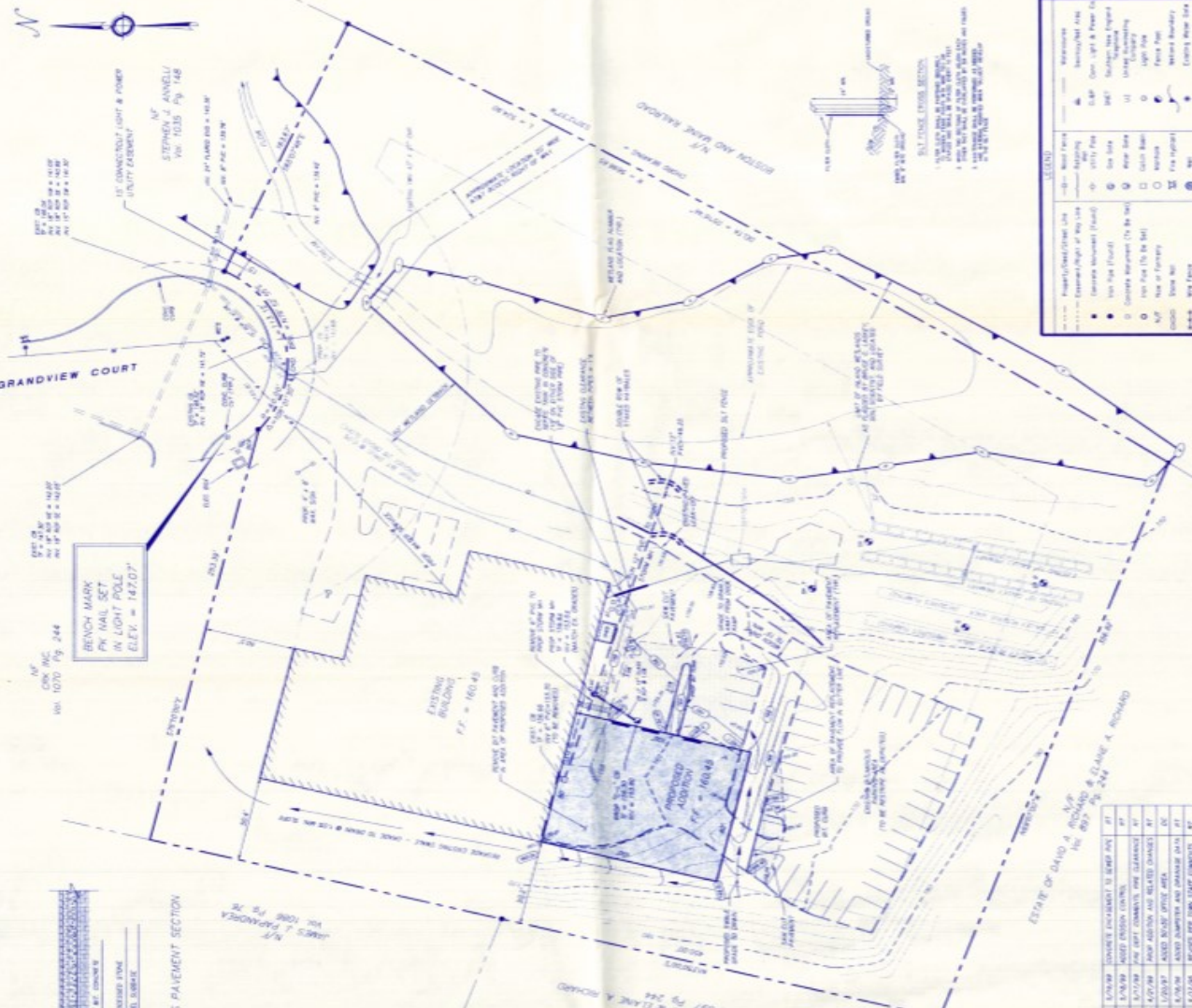
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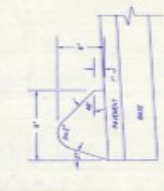
**CONKALIN & SOROKA, INC.**  
 ENGINEERS AND ARCHITECTS  
 101-101-101-101  
 CLEVELAND, OHIO 44115-1010

**REVISED SITE PLAN**  
 FOR  
**KINAMOR PLASTICS, INC.**  
 101-101-101-101  
 CLEVELAND, OHIO 44115-1010

DATE: 10/10/10 FILED IN: 101-101-101-101 SHEET NO. 101-101-101-101  
 DRAWN BY: 101-101-101-101 CHECKED BY: 101-101-101-101  
 SCALE: 1" = 20' (SEE SHEET 101-101-101-101) SHEET # OF 2



**BITUMINOUS PAVEMENT CURB**



**12\"/>**

**SEWER SYSTEM**

NO.	DESCRIPTION	DATE	BY
1	AS SHOWN ON SHEET 101-101-101-101	10/10/10	101-101-101-101
2	AS SHOWN ON SHEET 101-101-101-101	10/10/10	101-101-101-101

**WATER CALCULATIONS**

1	AS SHOWN ON SHEET 101-101-101-101
2	AS SHOWN ON SHEET 101-101-101-101

**PERMEATION RATE**

1	AS SHOWN ON SHEET 101-101-101-101
2	AS SHOWN ON SHEET 101-101-101-101

**UNDERGROUND UTILITIES**

1	AS SHOWN ON SHEET 101-101-101-101
2	AS SHOWN ON SHEET 101-101-101-101

**PROPOSED ADDITION**

1	AS SHOWN ON SHEET 101-101-101-101
2	AS SHOWN ON SHEET 101-101-101-101

**EXISTING BUILDINGS**

1	AS SHOWN ON SHEET 101-101-101-101
2	AS SHOWN ON SHEET 101-101-101-101

**ESTATE OF DAVID A. NICHOLS & ELAINE A. NICHOLS**

1	AS SHOWN ON SHEET 101-101-101-101
2	AS SHOWN ON SHEET 101-101-101-101

**ESTATE OF DAVID A. NICHOLS & ELAINE A. NICHOLS**

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2	AS SHOWN ON SHEET 101-101-101-101

**LEGEND**

Symbol	Description
---	Proposed/Existing Utility Line
---	Proposed/Existing Foundation
---	Proposed/Existing Footing
---	Proposed/Existing Wall
---	Proposed/Existing Slab
---	Proposed/Existing Floor
---	Proposed/Existing Ceiling
---	Proposed/Existing Roof
---	Proposed/Existing Siding
---	Proposed/Existing Windows
---	Proposed/Existing Doors
---	Proposed/Existing Stairs
---	Proposed/Existing Elevation
---	Proposed/Existing Section
---	Proposed/Existing Detail

**NO. DATE**

1	10/10/10
2	10/10/10

