

# FOR SALE/LEASE

**1200 Main Street South  
Southbury, CT**



- **40,000 S/F Industrial Facility on 6 acres**
- **4,000 S/F of nicely finished offices**
- **Great location just off I-84 at exit 14**
- **Ideal for many manufacturing or warehouse uses**
- **Heavy power, three loading docks and a drive in door**
- **Large lot offers abundant parking for vehicles and trailers**

**Offered at: \$1,695,000.00**

**Lease Rate: \$4.95 NNN**

# PROPERTY DATA FORM

**PROPERTY ADDRESS** 1200 Main St South

**CITY, STATE** Southbury, CT 06488

## BUILDING INFO

Total S/F 40,120  
 Number of floors 1  
 Office space 4,024  
 Avail docks 3  
 Avail drive-in 1  
 Ext. Construction Concrete block  
 Ceiling Height 13.5  
 Roof Rubber- membrane  
 Date Built 1968 / 1975

## UTILITIES

Sewer Septic  
 Water Well  
 Gas No  
 Electrical 2 Services 2000 amps / 2500 amps  
 240 V - 3 phase  
 Buyer to verify

## MECHANICAL EQUIP.

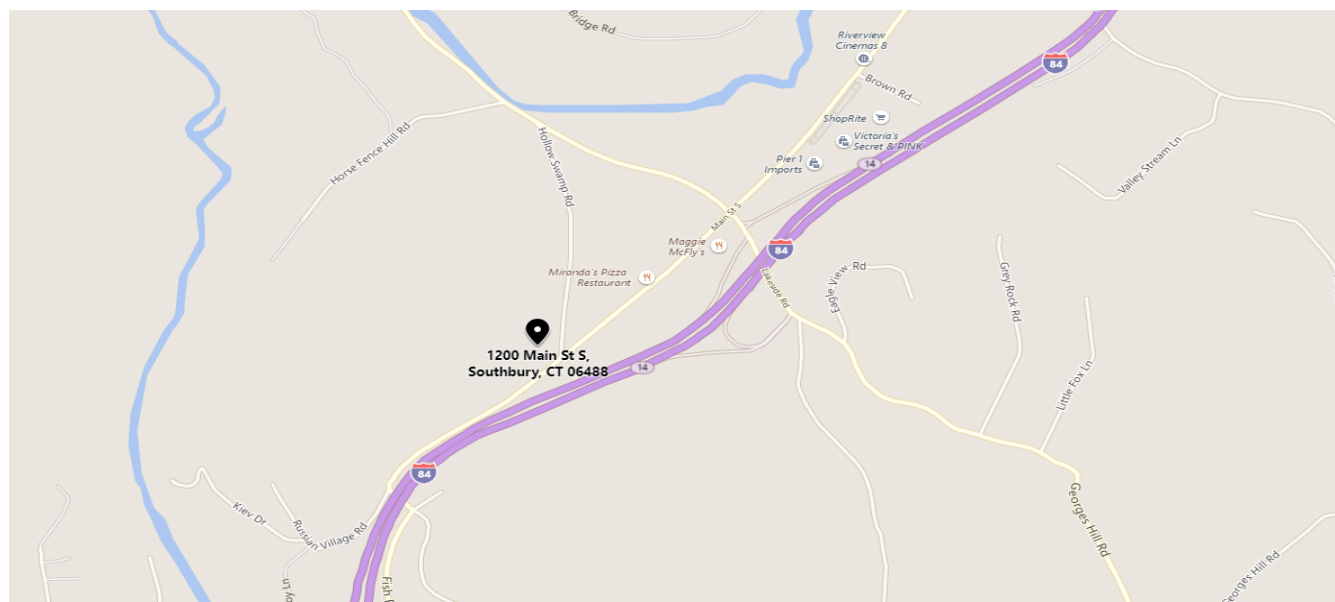
Air Conditioning No  
 Sprinkler / Type No  
 Type of Heat Oil  
**OTHER**  
 Acres 6  
 Zoning Industrial M - 2A  
 Parking Ample  
 State Route / Distance To... .25 I-84

## TAXES

Assessment \$1,450,940.00  
 Mill Rate 28.80  
 Taxes \$41,816.09

## TERMS

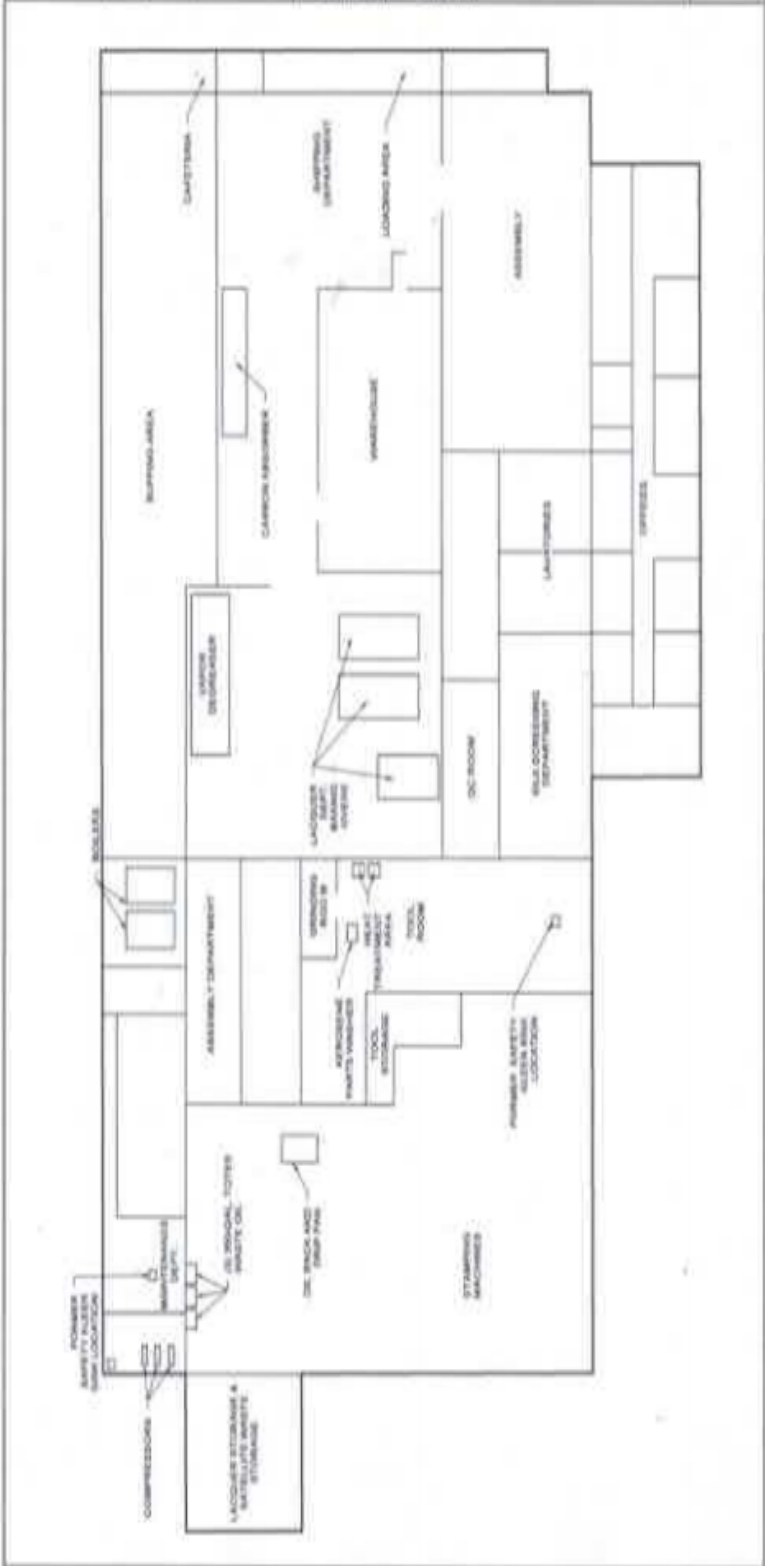
Sale \$1,695,000.00  
 Lease \$4.95 NNN



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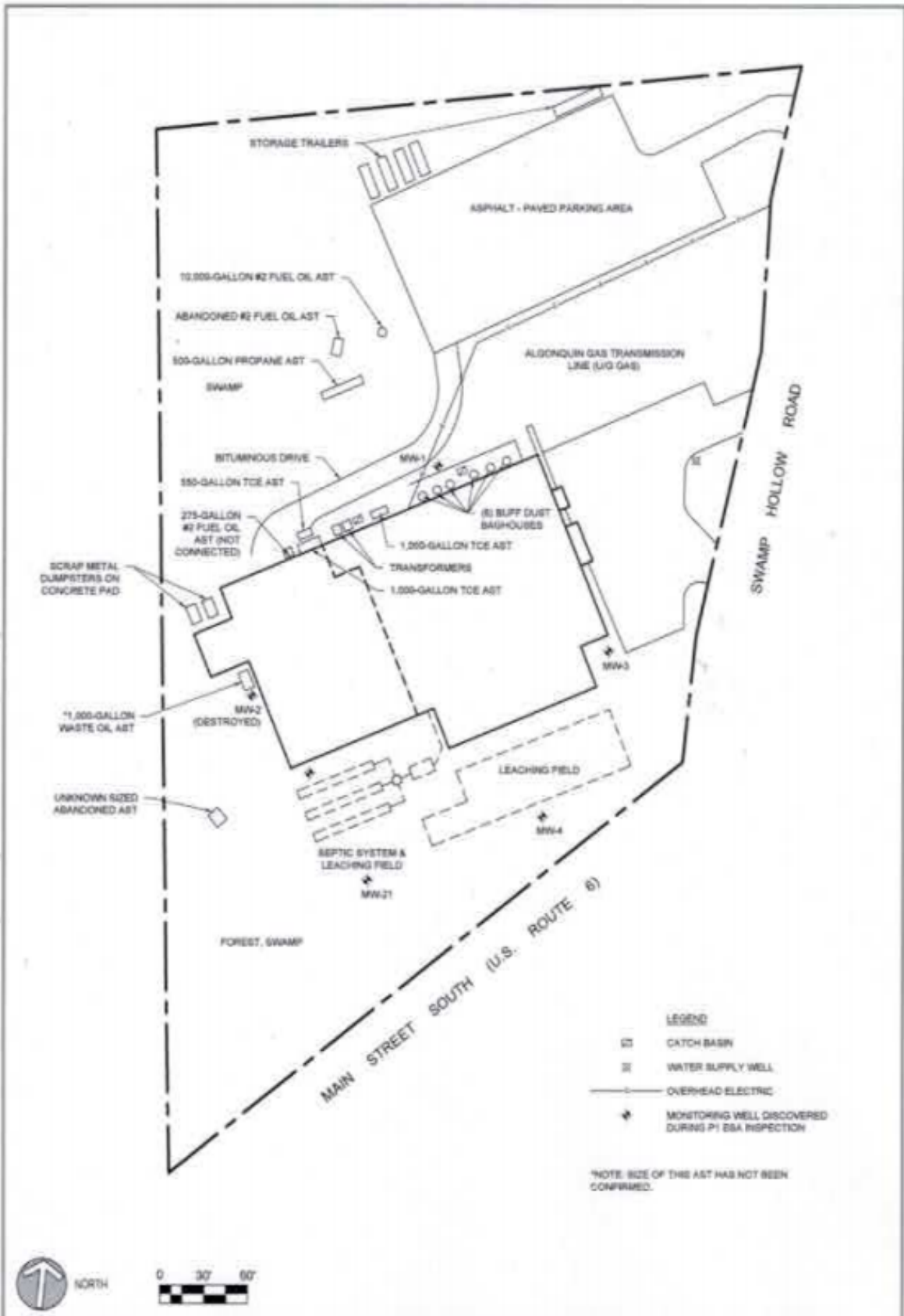
	0 10 20 NORTH	DATE: 07/13/2017 DRAWN BY: KJM CHECKED BY: DML REVISED BY: MNA	PROJECT NUMBER: HE8001 P1 SHEET SIZE: 11x17
		REVISIONS:	INTERIOR SITE PLAN ROMATE MANUFACTURING CO. 120 MAIN STREET SOUTH SOUTHBRURY, CONNECTICUT

FIGURE NO. **3**



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INDIANAPOLIS, IN: PERIODICALLY CHECK THE STATUS OF THIS DOCUMENT. THE STATUS OF THIS DOCUMENT IS: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.



 <small>HRP HARTMAN ROTH &amp; PARTNERS INCORPORATED 100 WEST 40TH STREET INDIANAPOLIS, IN 46204 317.576.4000 WWW.HRP.COM</small>	DESIGNED BY: <b>KRW</b>	REVIEWED BY: <b>MRA</b>	ISSUE DATE: <b>07/13/2017</b>	<b>SITE PLAN</b>  ROMATIC MANUFACTURING CO. 1200 MAIN STREET SOUTH SOUTHBURY, CONNECTICUT	FIGURE NO.  <b>2</b>
	DRAWN BY: <b>DML</b>	PROJECT NUMBER: <b>HEB0001.P1</b>	SHEET SIZE: <b>11"x17"</b>		



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