

**FOR SALE/LEASE**

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Phone: 203-577-2277 Fax: 203-577-2100



***25 Gramar Ave, Prospect, CT 06712***

**13,120 +/- S/F Clean Free Standing Commercial Building on 1.29 Acres  
Ideal for many Industrial Uses: Warehouse, Light Assembly, Contractors**

**3 Units with Separate Utilities - 1 Loading Dock and 2 Drive-In Door**

**Unit A - 8,500 S/F Available for Lease/Owner -User**

**Unit B - 2,200 S/F Leased**

**Unit C - 2,400 S/F Leased**

**Secure location on a Cul-de-sac with access to I-84 & RTE 8**

**Offered at \$810,000.00**

**\$7.50 PSF Gross**

# Godin Property Brokers L.L.C.

★★★★★ Commercial / Industrial



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# Unit A - 8,500 S/F



**Features:**  
**Shop/ Warehouse**  
**With Office, Kitchen & Loading Dock**  
**Natural Gas**



# Unit B - 2,200 S/F



# PROPERTY DATA FORM

**PROPERTY ADDRESS** 25 Gramar Ave

**CITY, STATE** Prospect, CT 06712

**BUILDING INFO** **MECHANICAL EQUIP.**

Total S/F	13,120 +/-	Air Conditioning	C/A Office
Number of floors	1	Sprinkler / Type	
Avail S/F	8,500 +/-	Type of Heat	Propane/Natural Gas
Ext. Construction	Masonry/ Wood	<b>OTHER</b>	
Drive in Doors	2	Acres	1.29
Ceiling Height	9"/ 12"	Zoning	Industrial
Roof	Rubber	Parking	Ample
Date Built	1974	State Route / Distance To...	Route 8 & I84

**TAXES**

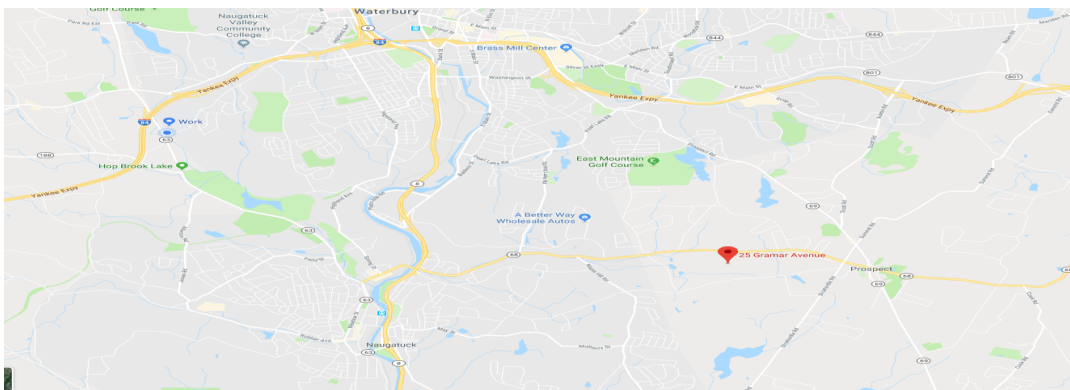
Assessment	\$361,420.00
Appraisal	\$516,309.00
Mill Rate	31.25
Taxes	\$11,294.37

**UTILITIES** Tenant to verify

Septic	Yes
Water	Well
Gas	EverSource/ Propane
Electrical	300 Amp
	120/208 v / 3Ph

**TERMS**

Sale	\$810,000.00
Lease	\$7.50 PSF Gross + utilities



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