

FOR LEASE

**286 Industrial Ave
Cheshire, CT**



3,725 S/F Industrial Space
Last Remaining Space Offers (New Office and 2 Restrooms)
2019 Complete Remodel
New Roof, Windows, Restrooms, HVAC
Landscaping and Parking Lot
Ideal for Office Users
Lease asking: \$10.00 PSF Gross

PROPERTY DATA FORM

PROPERTY ADDRESS 286 Industrial Ave

CITY, STATE Cheshire, CT 06710

BUILDING INFO MECHANICAL EQUIP.

Total S/F	16,100	Air Conditioning	Yes
Available S/F	3,725	Sprinkler / Type	No
Number of floors	1	Type of Heat	Oil
Ceiling Height	11'	OTHER	
Avail docks	1 exterior	Zoning	I- 1
Total overhead doors	1	Parking	+/- 30
Ext. Construction	Block	State Route / Distance To...	691- 1.5 miles
Roof	Asphalt		
Date Built	1962		

UTILITIES

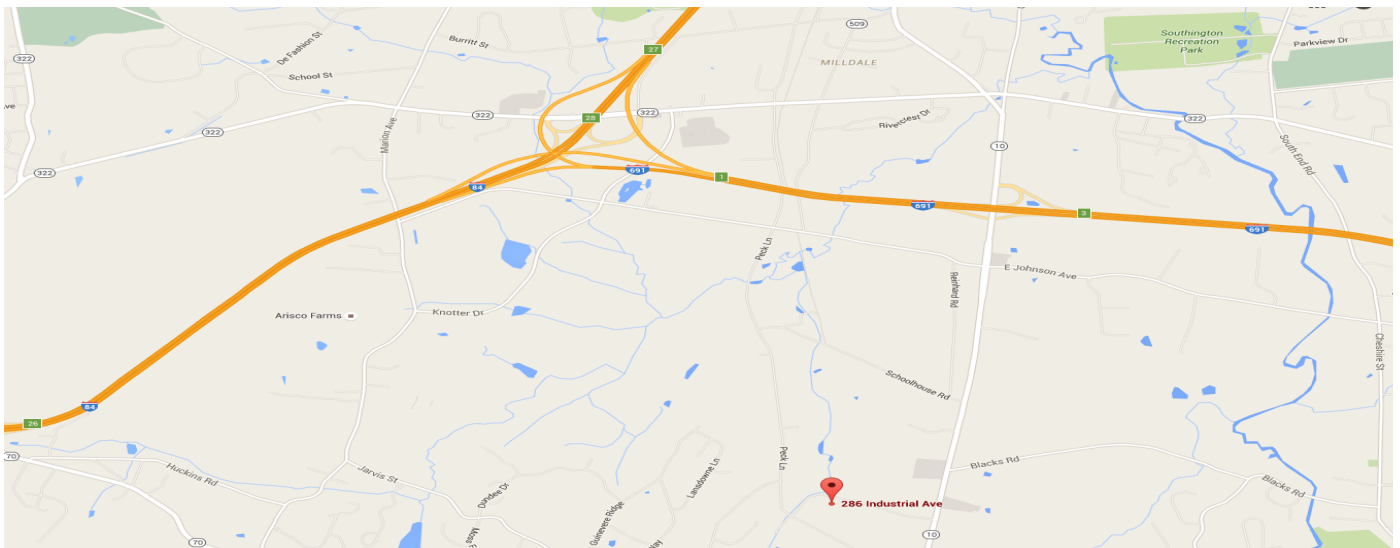
Sewer Septic
 Water City
 Gas EverSource
 Electrical 6 services
 Amps 200 Amps*
 (buyer to verify)
 Volts 208
 Phase Single

TAXES

Date assessed
 Assessment \$457,510.00
 Mill Rate 30.69
 Taxes \$14,040.98

TERMS

Lease asking \$10 PSF Gross



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.



APPLICABLE BUILDING CODES

- STATE BUILDING CODE, 2008 CONNECTICUT ADVICE SUPPLEMENT
- 2006 INTERNATIONAL BUILDING CODE
- 2006 INTERNATIONAL FIRE CODE
- 2006 INTERNATIONAL PLUMBING CODE
- 2006 INTERNATIONAL MECHANICAL CODE
- 2006 INTERNATIONAL ELECTRICAL CODE (MPPA/2)
- 2009 CONNECTICUT ACCESSIBILITY AND USABLE BUILDINGS AND FACILITIES

BUILDING CODE & PROJECT INFORMATION

- TYPE OF CONSTRUCTION: III
- SECTOR: INDUSTRIAL
- BUILDING HEIGHT: 12' 0"
- INTERIOR FINISH: SPAN-ON-GLASS
- SCOPE OF WORK: AS SHOWN
- PROJECTED START DATE: 08/2014
- PROJECTED END DATE: 12/2014
- BUILDING AREA: 12,239 SQ. FT.

LEGEND

- 1" TH. GLASS EXTERIOR WALL
- 8" TH. INTERIOR WALL
- 8" TH. FULL HEIGHT CONCRETE BLOCK EXTERIOR WALL
- 8" TH. 2" JOIST FLOOR EXTERIOR WALL (LATERAL RESISTANCE ON TOP JOIST OF 24" O.C.)
- WINDUO DOOR
- LOADING DOOR & DOOR TO REAR
- ELECTRICAL PANEL
- FIRE RALL STATION
- CEILING MOUNTED SMOKE DETECTOR
- WALL MOUNTED KEY LIGHT & EMERGENCY LIGHT
- CEILING MOUNTED FIRE SPRINKLER
- WALL MOUNTED BATHROOM EMERGENCY LIGHT
- C.H.
- CEILING HEIGHT

PROJECT

AS BUILT PLAN FOR

288 INDUSTRIAL AVENUE, CHESHIRE, CT 06410

AS BUILT PLAN

REVISION	DATE	DESCRIPTION

WEINER & ASSOCIATES

350 LONG HOLLOW ROAD
 CHESHIRE, CT 06410
 TEL: 203.267.1977
 FAX: 203.267.1978
 WWW.WEINERANDASSOCIATES.COM

DATE	DESCRIPTION

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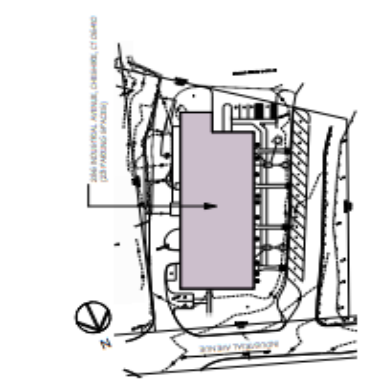
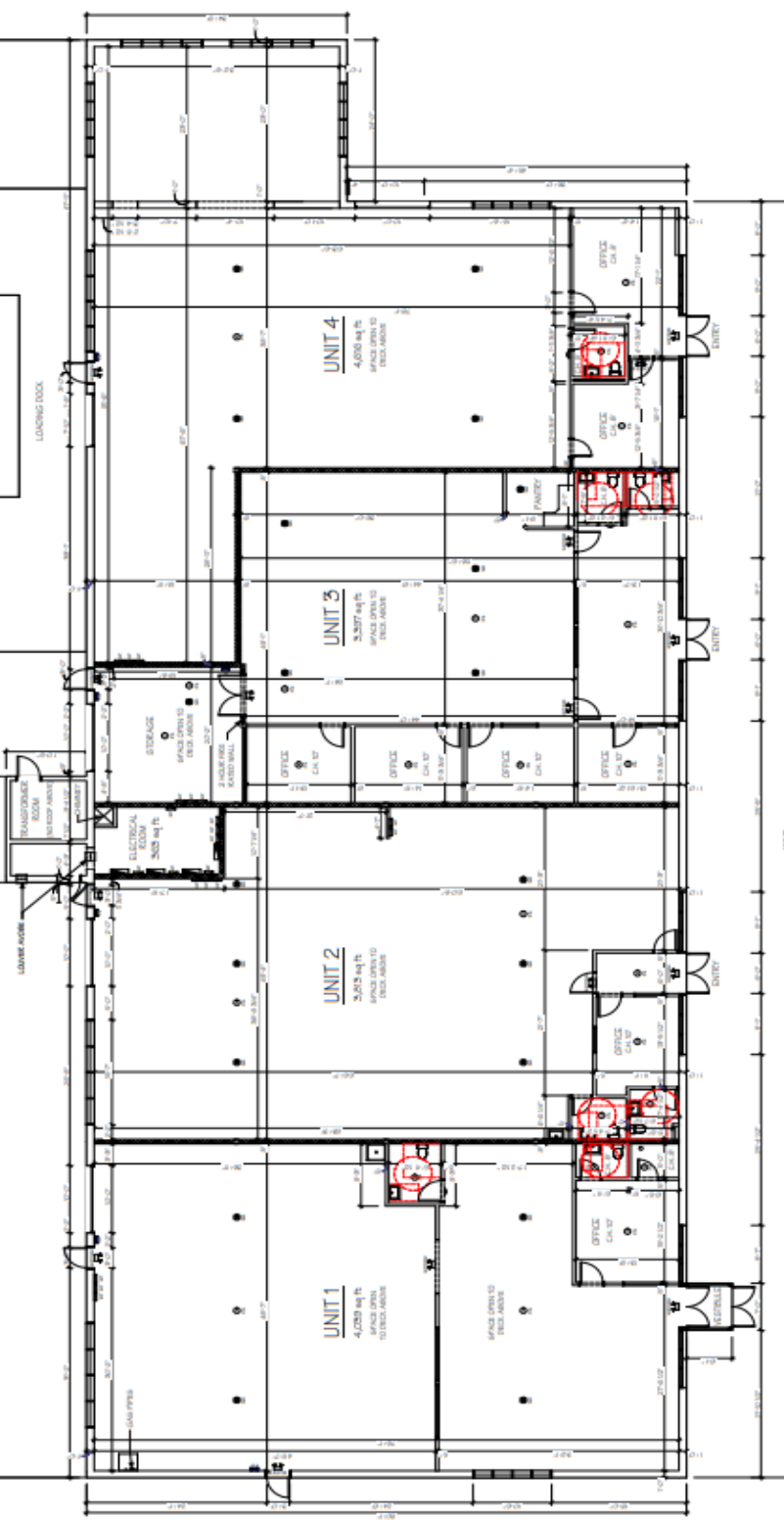
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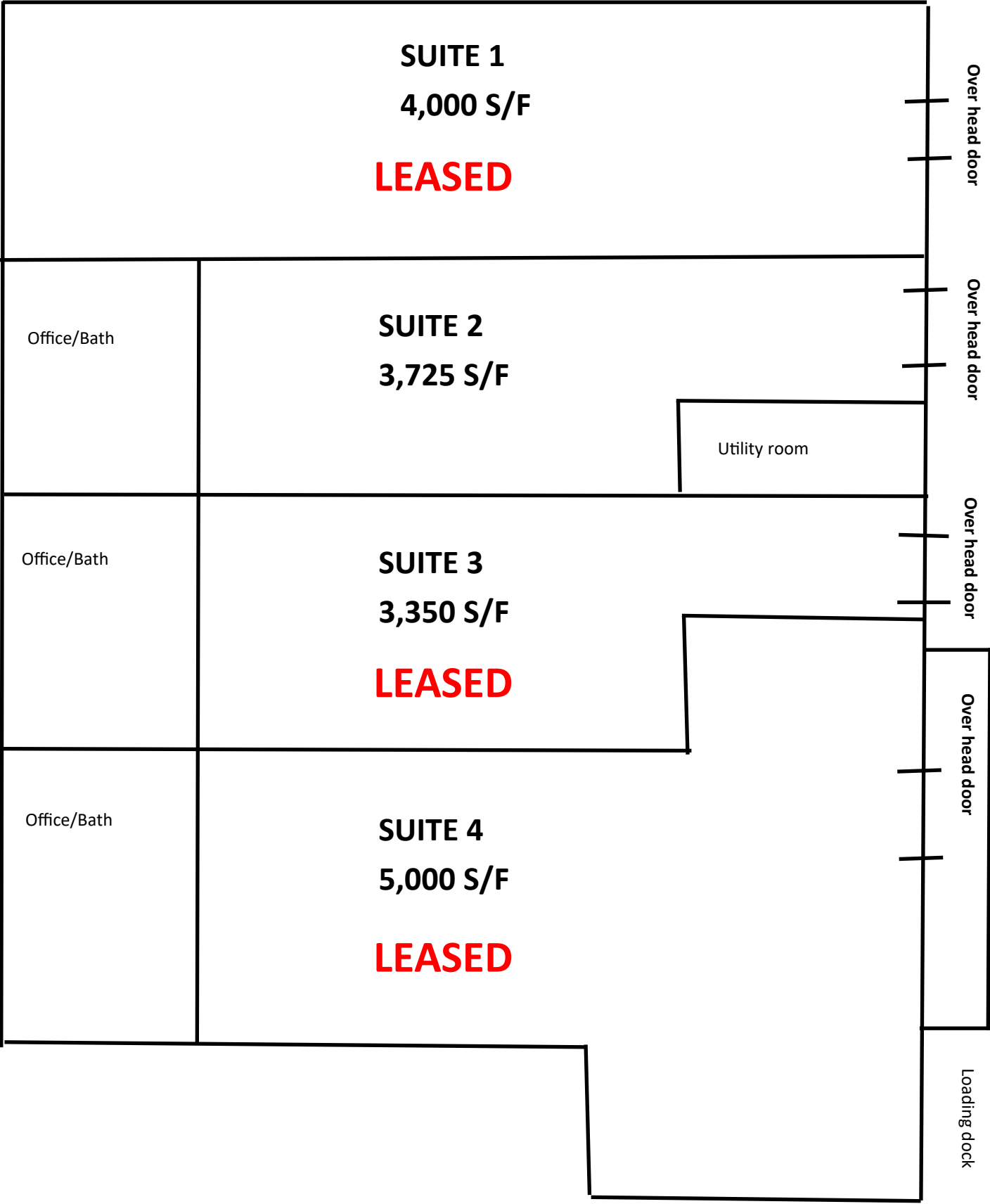
DESCRIPTION

DATE

DESCRIPTION



PROGRESS



SUITE 1

4,000 S/F

LEASED

Over head door

Office/Bath

SUITE 2

3,725 S/F

Over head door

Utility room

Office/Bath

SUITE 3

3,350 S/F

Over head door

LEASED

Over head door

Office/Bath

SUITE 4

5,000 S/F

Loading dock

LEASED