

FOR SALE

CONTACT: ED GODIN, SIOR

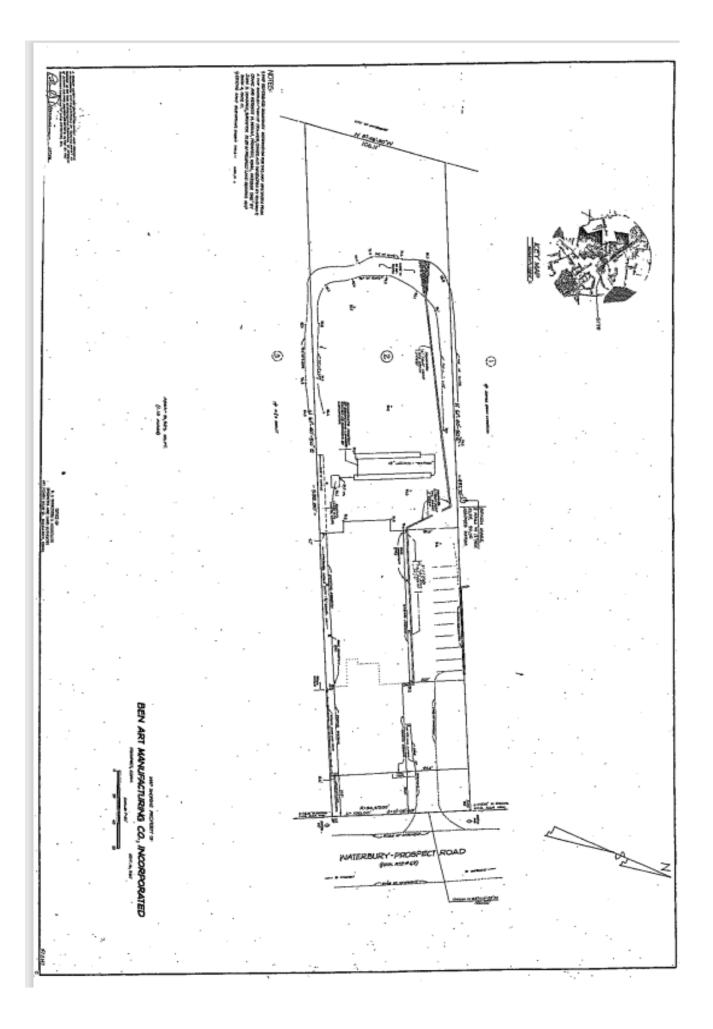
E-mail: EgodinPB@gmail.com 850 Straits Turnpike Suite 204 Middlebury, CT 06762 www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100



109 Waterbury Road (Route 69) Prospect, CT 06712 10,000 S/F Industrial Facility on 1.2 Acres Ideal for Many Uses Great Exposure and Minutes to I -84 Power and Compressed Air Throughout Offered at: \$645,000.00



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.







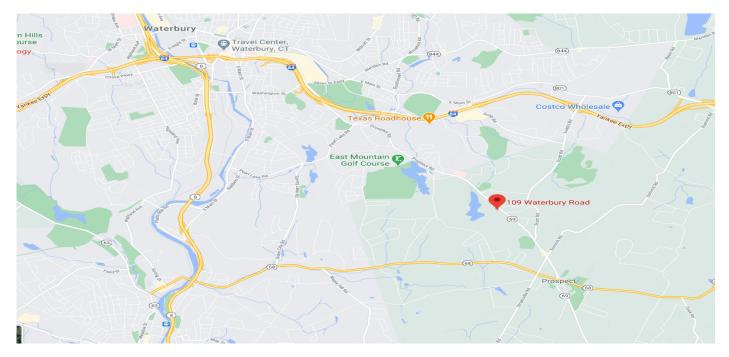




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PROPERTY ADDRESS 10		Waterbury Road	
CITY, STATE Prospe		ct, CT 06712	
BUILDING INFO		MECHANICAL EQUI	P.
Total S/F	10,000	Air Conditioning	Office/ Portable units
Number of floors	1	Sprinkler / Type	No
Avail S/F	10,000	Type of Heat	Oil
Available docks	2	OTHER	
Drive in Doors		Acres	1.2
Ext. Construction	Masonry	Zoning	Industrial
		-	
Ceiling Height Roof	10' - 14' Asphalt & Ballast (Rear Portio	Parking	Ample I-84 - 2 miles
ROOI	Aspitalt & ballast (Rear Portio	n) State Route / Distance	1-64 - 2 miles
Date Built	1952, 1965, 1985	TAXES	
		Assessment	\$412,829.00
UTILITIES	Tenant/Buyer to Verify	Appraisal	\$288,980.00
Sewer	Septic	Mill Rate	31.00
Water	City	Taxes	\$8,958.38
Gas	Available	TERMS	
Electrical	400 Amps / 480/ 3 phase	Sale	\$645,000.00
22	113 ¹⁰ 		101.93 107.72' 1110 1900 108.20
	9.48° 4.43'	1 NSIT 109 532.8	188. 63.43. (B). 188. 197.54 197.54 197.54 197.54
	112.62	105	101 1.27 AC
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