

FOR SALE/LEASE

***327 Sandbank Road C11 & C12
Cheshire, CT 06410***

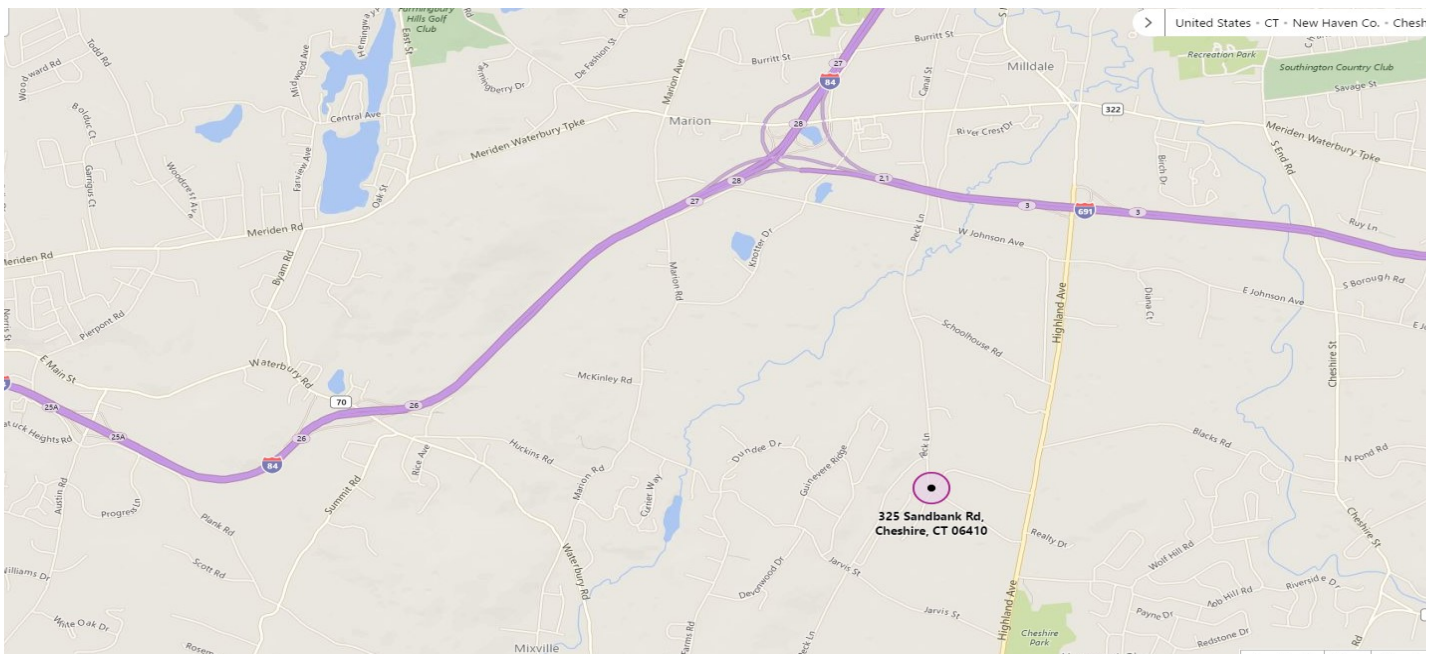


3,800 +/- S/F Industrial or Shop Space
Great End Cap Unit located in Cheshire
18' Ceilings with two 10' x 14' Drive-in Doors
Ideal for Light Manufacturing/ Contractors
Secure Location with Good Highway Access

Lease asking price: \$10.00 PSF Gross
Asking price: \$319,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS	327 Sandbank Road, C11 & C12		
CITY, STATE	Cheshire, CT 06410		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	3,800 +/-	Air conditioning	Yes– New
Number of floors	2	Sprinkler	Yes
Avail S/F	4,100 +/-	Type of heat	Gas– Forced Air
Will subdivide to	No		
Office space	2,000	OTHER	
Available drive-in doors	2 oversized	Total acres	Condo
	10 x 14	Zoning	Industrial
Exterior construction	Masonry	Parking	8 vehicles
Ceiling height	18'	TAXES	C11 & C12
Roof		Appraised	\$22,814.00
Date built	1989	Assessment	\$159,880.00
UTILITIES		Mill rate	32.62
Septic	Yes	Taxes	\$5,215.00
Water	Yes	TERMS	
Gas	Yes	Sale	\$319,000.00
Electric		Lease	\$10.00 PSF Gross
Amps	200	Plus base tax increases	
Volts	120/208	Condo fee	\$430.00 per mo.
Phase		Includes: Water, Septic, Snow &	
		Landscape	







CONTACT: BRIAN GODIN
E-mail: bgodinp@gmail.com
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100