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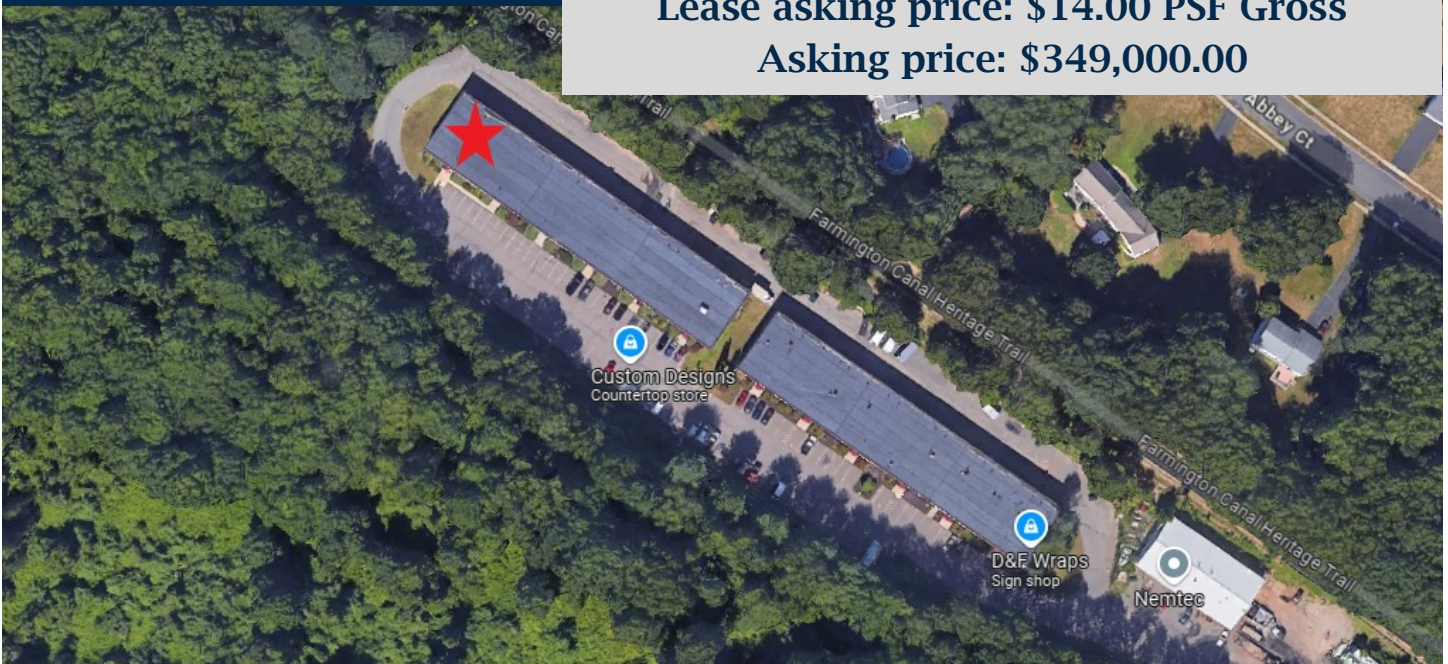
Middlebury, CT, 06762

# 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: \$14.00 PSF Gross  
Asking price: \$349,000.00**



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# PROPERTY DATA FORM

PROPERTY ADDRESS	327 Sandbank Rd, C11 & C12
CITY, STATE	Cheshire, CT 06410

## BUILDING INFO

Total S/F	3,800 +/-
Available S/F	3,800 +/-
Number of floors	2
Ceiling Height	18'
Office Space	1,200 +/- S/F
Avail Drive-In Doors	2 Oversized (10 x 14)

## MECHANICAL EQUIP.

Air Conditioning	Yes- New 2021
Sprinkler / Type	Yes
Type of Heat	Gas - Forced Air

## OTHER

Zoning	Industrial
Parking	8 Vehicles

State Route /  
Distance To...

Ext. Construction      Masonry

Roof      Asphalt

Date Built      1989

Total Acres      Condo

**TAXES**      C11      /      C12

Appraised      \$134,500.00      /      \$158,700.00

## UTILITIES      Tenant/Buyer to Verify

Assessed      \$94,150.00      /      \$111,090.00

Sewer      Septic

Mill Rate      35.09

Water      City

Taxes      \$7,201.87

Gas      EverSource

## TERMS

Electrical      Lease      \$14 PSF Gross

Amps / Volts      200 Amps/120/208Volts      Sale      \$349,000.00

Condo Fees      \$265 Per Month x 2

