

FOR SALE



53 Lancaster Drive

Unit 5

Beacon Falls, CT 06403

Newer Industrial Condominium Facility

Great Business Park Location

Minutes from Rt-8

4,800 +/- S/F Available

2,000+/- S/F Nice Finished Offices

2,000+/- S/F Bonus Storage Mezzanine

Sale : \$539,000.00



PROPERTY DATA FORM

PROPERTY ADDRESS 53 Lancaster Drive Unit 5

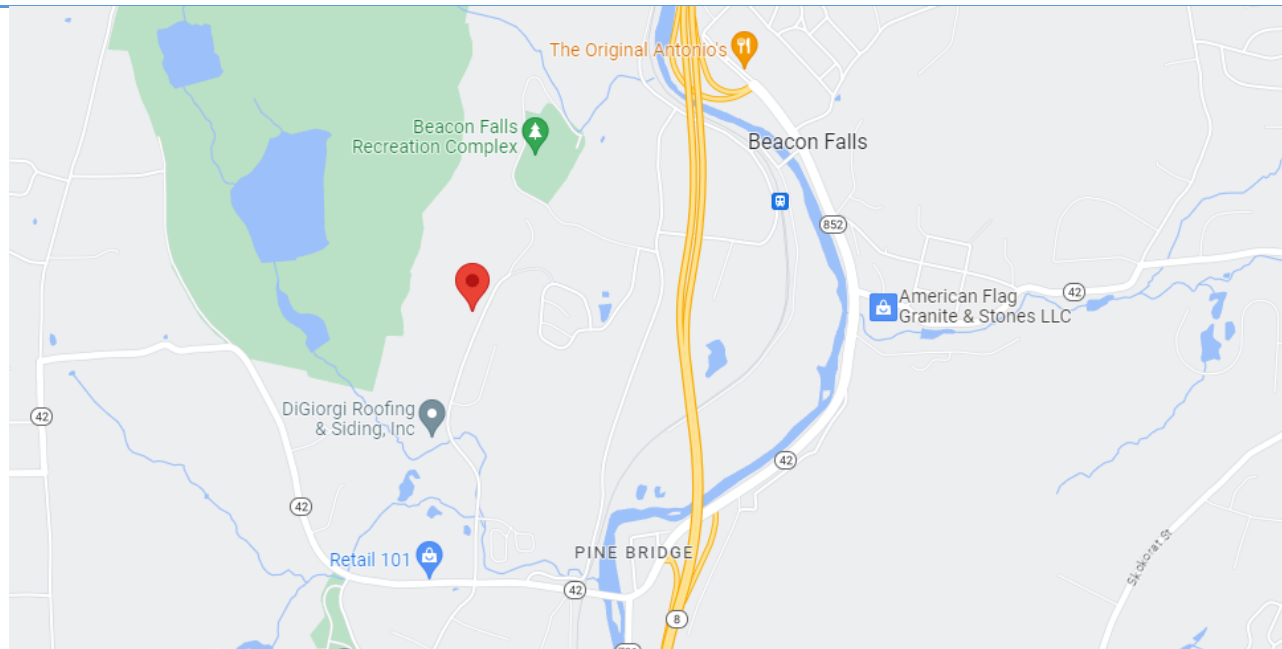
CITY, STATE Beacon Falls, CT 06403

BUILDING INFO **MECHANICAL EQUIP.**

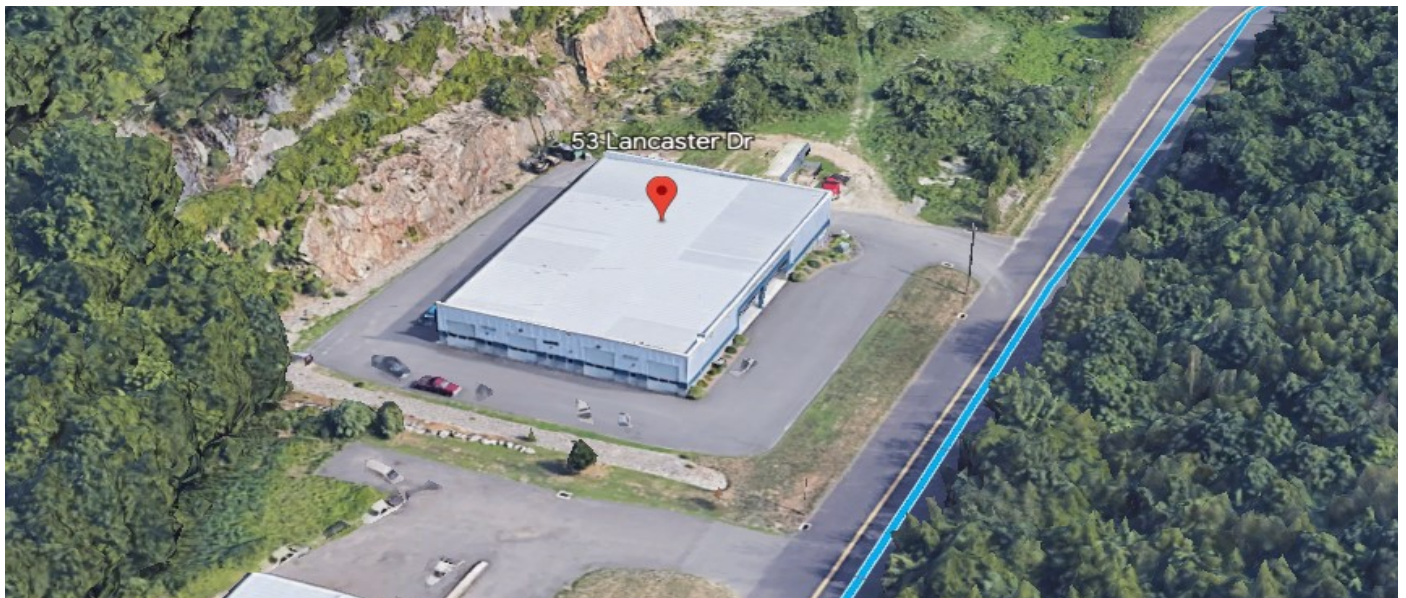
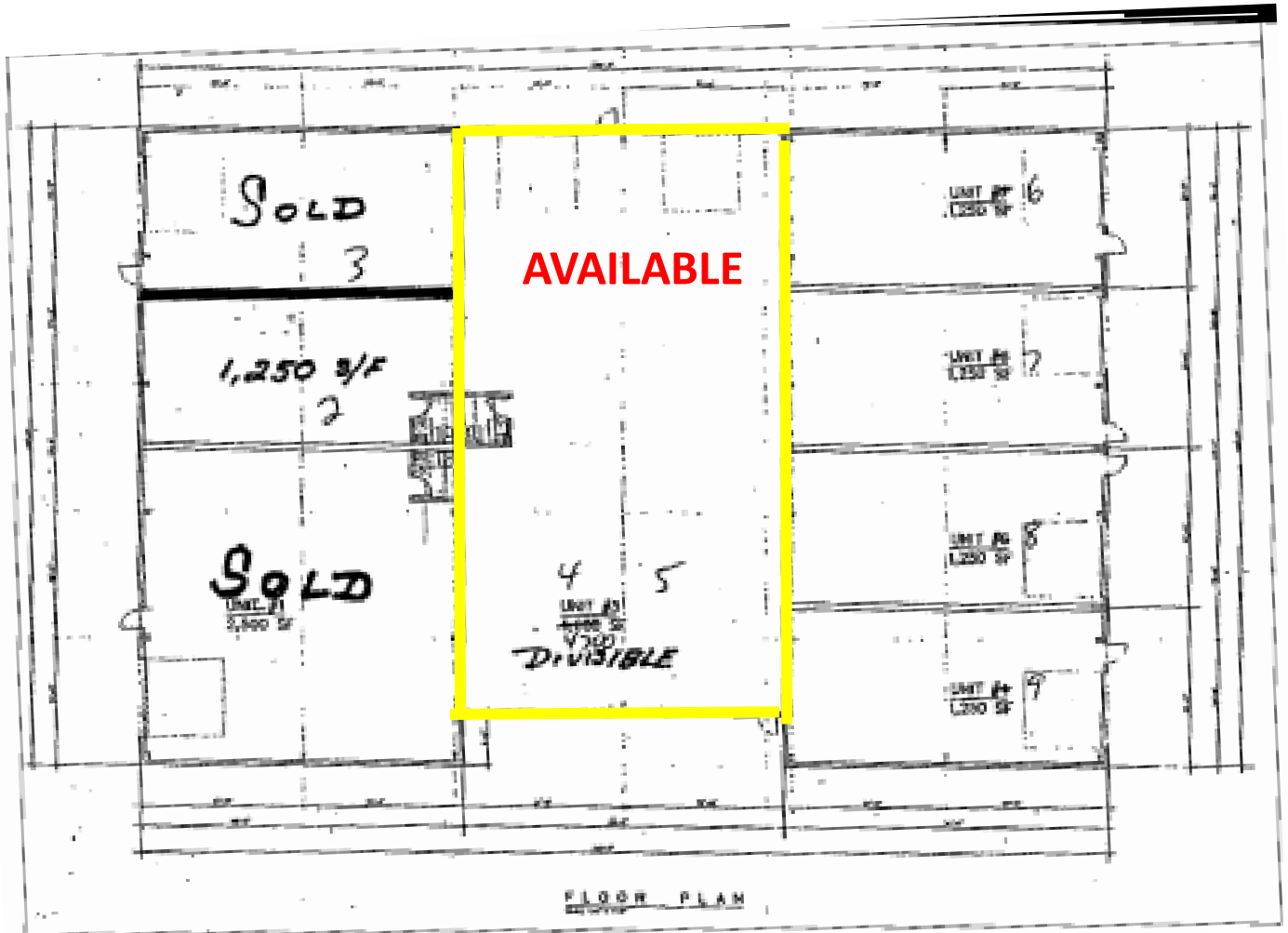
Avail S/F	4,800	Air Conditioning	Office
Mezzanine/ Bonus Storage	2,000 +/-	Sprinkler / Type	No
Avail Docks	1	Type of Heat	Gas
Drive in doors	2	OTHER	
Ext. Construction	Steel	Acres	2.4
Ceiling Height	18'	Zoning	Industrial
Roof	Steel standing seam	Parking	Ample
Date Built	2006	State Route / Distance To...	Rt -8 1 mile

UTILITIES **Tenant/Buyer to Verify** **TAXES**

Sewer	City	Assessment	\$184,630.00
Water	City	Mill Rate	28.31
Gas	Eversource	Taxes	\$5,226.88
Electrical	600 Amps	TERMS	
Volts	120/208	Sale Price	\$539,000.00
Phase	3 phase	Monthly Condo Fee	\$600.00



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Godin Property Brokers LLC

Commercial / Industrial



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