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# FOR SALE



**239 Wolcott Rd  
Wolcott, CT 06716**

**Brand New Industrial Condominiums  
-Farmingbury Commons-  
Stunning Modern Design with 16' Ceilings  
Automatic Oversized Drive-in Doors (14' x 12')  
Fully Dry walled, Sealed Epoxy Floors  
Second Floor Office Space Possible - Front Space Includes  
Upper Windows  
Suites Available: **Price Drop!!**  
Suites 1-3: 4,500 S/F Combined - \$849,950.00  
Suites 4-9: 1,500 S/F Each - \$274,950.00 Each**



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# PROPERTY DATA FORM

PROPERTY ADDRESS	239 Wolcott Rd
CITY, STATE	Wolcott, CT 06716

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	13,500	Air Conditioning	N/A
Floors	1	Sprinkler / Type	No
Avail S/F	From 1,500 +/-	Type of Heat	FHA
Ceiling Height	16'	<b>OTHER</b>	
Roof	Gable	Zoning	Industrial
Avail Docks	1	Parking	Full Parking lot
Avail Drive-in Door	1	Distance To...	Rt 8/ 5 mi I84
Ext. Construction	Concrete / Vinyl Siding	Total Acres	4.7
Date Built	2025	<b>TAXES</b>	
<b>UTILITIES</b>	<b>Tenant /Buyer to Verify</b>	Assessment	
Sewer	Septic	Appraisal	
Water	City	Mill Rate	
Gas	Eversource	Taxes	\$25,776.00
Wifi	Shared	<b>TERMS</b>	
Electric/Amps	100 amps	Sale	Suites 1-3 \$849,950.00 combined
Volts			Suites 4-9 \$274,950.00 each
Phase	3 phase/ 4w		



