

# Industrial Facility for Lease

422 North Main Street • Manchester, Connecticut



## 26,508 Square Feet Available

Sentry Commercial is pleased to offer 422 North Main Street, Manchester CT available for lease. This attractive industrial facility which has recently been renovated can be subdivided to as little as 11,700 square feet.

## Property Features

- Great clear height
- Heavy Power
- 5 dock doors and 2 drive in doors
- Subdividable

**Lease Rate: \$4.95nnn**

**For more information  
please contact:**

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Sentry Commercial  
750 Main Street  
Hartford, CT 06103  
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A Hart Group International Member

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## Building Specifications

Total Square Feet: 26,508  
Office Area: 2,960  
Building Dimensions: 122' x 192'  
Ceiling Height: 19'10"  
Dock Doors: 5 (8' x 8')  
Drive In Doors: 2  
Floors: Concrete Slab  
Column Spacing: 30'x 23'  
Construction: Block  
Date Built: 1956

## Mechanicals

Power: 2000 amps,  
120/208v, 3phase  
Heat: Gas  
Air Conditioning: Office area  
Sprinkler: Yes  
Lighting: Halogen

## Utilities

Water: City  
Sanitary Sewer: City  
Gas: Yes

## Land

Acres: 2.46  
Parking: 60  
Rail: Possible  
Zoning: RB/Ind

## Taxes

Total taxes: \$15,247  
Taxes Per Square Foot: \$.57psf.  
Year Assessed: 2006



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