



**AVAILABLE**  
**60 Progress Drive**  
**Manchester, Connecticut**

<b>BUILDING:</b>	
GROSS BUILDING AREA:	36,000 SF
TOTAL AVAILABLE:	36,000 SF
MINIMUM DIVIDE:	6,000 SF, 12,000SF and 18,000SF
POSSESSION:	1 <sup>st</sup> Quarter 2008
YEAR BUILT:	1971
CLEAR CEILING HEIGHT:	18' CLEAR
LOADING DOCKS:	6
DRIVE-IN-DOORS:	1
CONSTRUCTION:	CONCRETE BLOCK
FLOORS:	CONCRETE SLAB
ROOF:	MEMBRANE
COLUMN SPACING:	40' x 50'
<b>LAND:</b>	
LAND AREA:	3.10 ACRES
PARKING:	36 CARS
PERMITTED COVERAGE:	60%
PRESENT COVERAGE:	27% BUILDING
ZONE:	INDUSTRIAL
RAIL:	NO
<b>MECHANICAL:</b>	
SPRINKLER:	WET SPRINKLER SYSTEM
LIGHTING:	FLUORESCENT
HEAT:	GAS UNIT HEATERS
AIR CONDITIONING:	OFFICE AREA ONLY
POWER:	800AMP/480VOLT/3PHASE
<b>UTILITIES:</b>	
WATER:	PUBLIC
SANITARY SEWER:	PUBLIC
GAS:	CNG
ELECTRIC:	CL&P
<b>TAXES:</b>	
ASSESSMENT:	\$772,464 X 36.05 (MILL RATE)
TOTAL:	\$27,847.33 OR \$0.77 PSF
<b>LEASE RATE:</b>	\$4.75 NNN
<b>SALE PRICE:</b>	\$1,725,000 OR (\$47.92 PSF).
<b>LOCATION:</b>	I-84 TO EXIT 63
<b>COMMENTS:</b>	LOCATED IN THE MANCHESTER INDUSTRIAL PARK.

**For information or an appointment, contact:**  
**Christopher T. Metcalfe**  
**CB Richard Ellis – N.E. Partners, LP**  
**(860) 987-4710**

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