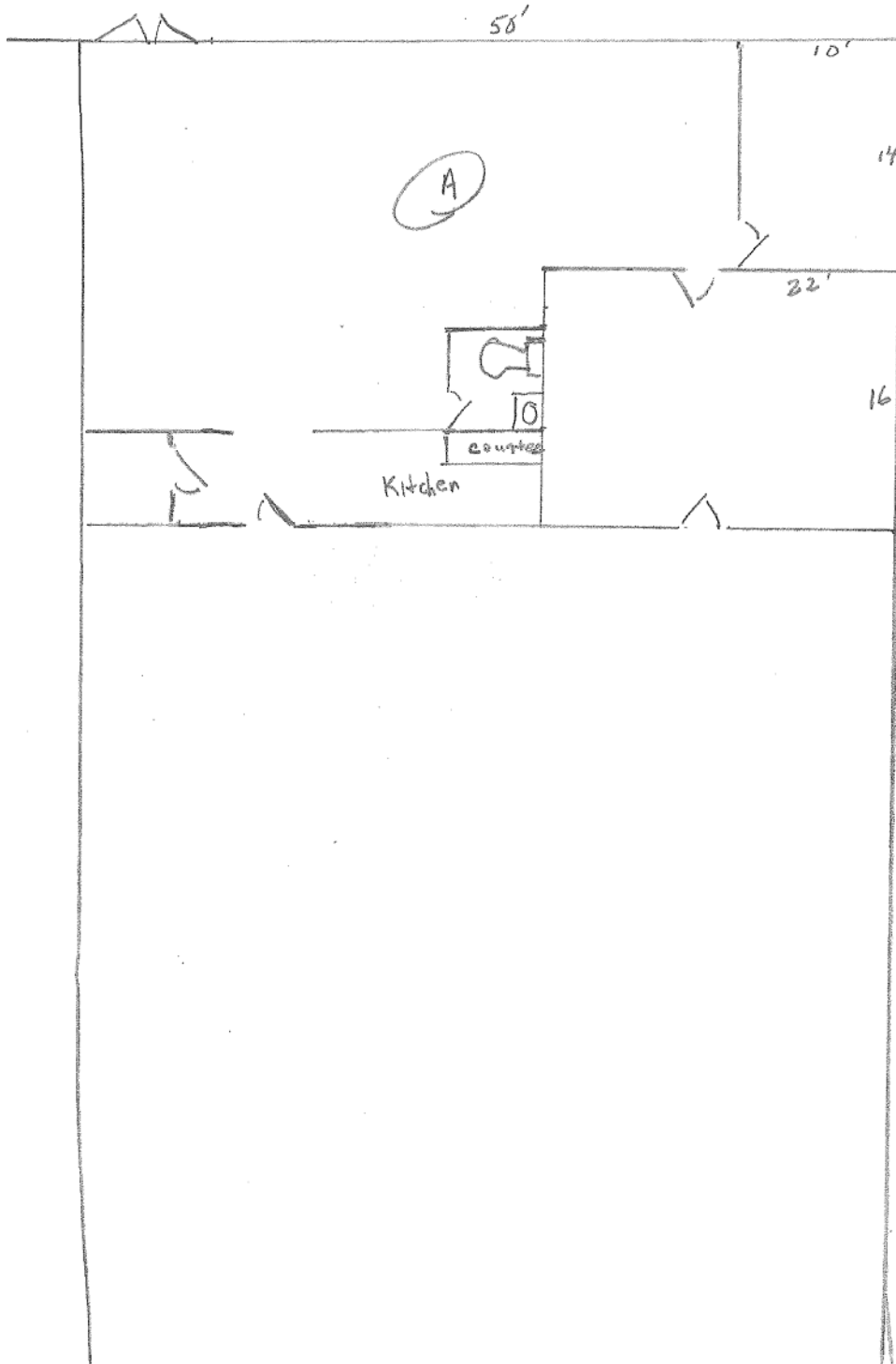


**135 SHELDON ROAD  
MANCHESTER, CONNECTICUT**

<b>BUILDING:</b>	
GROSS BUILDING AREA:	60,000 SF
TOTAL AVAILABLE:	Unit A: 12,000 SF      Unit E: 6,000 SF
OFFICE AREA:	Unit A: 1,500 SF      Unit E: 1,000 SF
POSSESSION:	IMMEDIATE
YEAR BUILT:	1988
CEILING HEIGHT:	18'-20'
LOADING DOCKS:	Unit A: 1      Unit E: 1
DRIVE-IN-DOORS:	Unit A: 1      Unit E: 0
CONSTRUCTION:	METAL
FLOORS:	CONCRETE
ROOF:	METAL
COLUMN SPACING:	40' X 50'
<b>LAND:</b>	
LAND AREA:	6.00 ACRES
PARKING:	1/1,000 SF
PERMITTED COVERAGE:	60 % IMPERVIOUS
PRESENT COVERAGE:	27 %
ZONE:	INDUSTRIAL
RAIL:	NO
<b>MECHANICAL:</b>	
SPRINKLER:	YES/WET
LIGHTING	FLUORSCENT
HEAT:	GAS
AIR CONDITIONING:	OFFICE
POWER:	Unit A: 400 AMP, 3 PH      Unit E: 200 AMP, 3 PH
<b>UTILITIES:</b>	
WATER:	PUBLIC
SANITARY SEWER:	PUBLIC
GAS:	CNG
ELECTRIC:	CL&P
<b>TAXES:</b>	
ASSESSMENT:	\$1,529,500
TOTAL:	\$58,228.06 OR .97 PSF
<b>LEASE RATE:</b>	\$4.50 NNN
<b>SALE PRICE:</b>	N.A.
<b>LOCATION:</b>	I-84, EXIT 63, NEXT TO U.S. POST OFFICE IN REAR
<b>COMMENTS:</b>	SPACE AVAILABLE

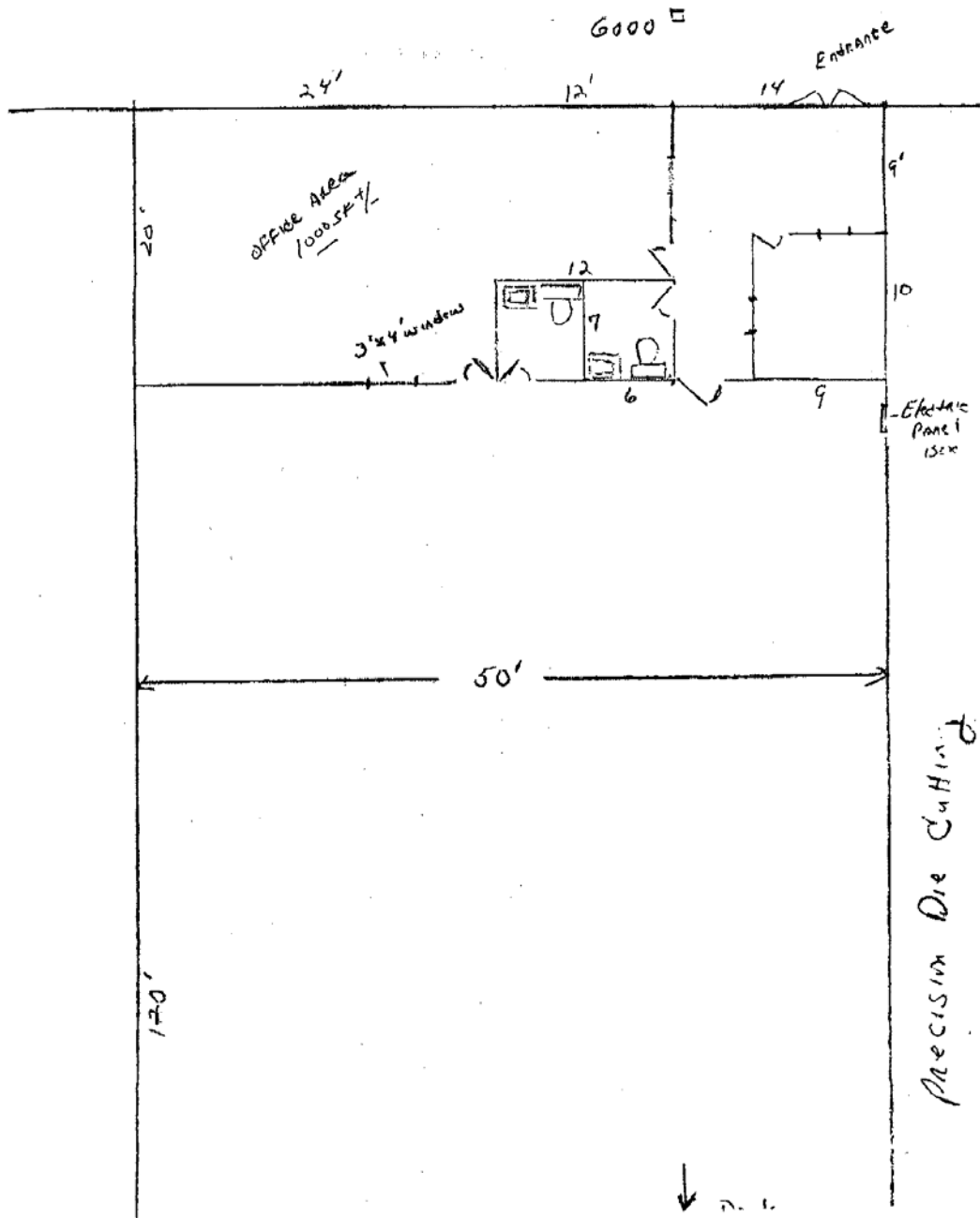
**For information or an appointment, contact:  
BILL BRONSON or BOB DAGLIO  
CB Richard Ellis – N.E. Partners, LP  
(860) 525-9171**





**UNIT A**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



**UNIT E**