

INDUSTRIAL BUILDING

FOR SALE OR LEASE

16 & 50 Harrison Street
Manchester, CT 06040



BUILDING INFORMATION:

	<u>16 Harrison Street</u>	<u>50 Harrison Street</u>
GROSS BLD. AREA:	5,750± SF	37,256± SF
AVAILABLE SQ. FT:	5,750± SF	37,256± SF
SUBDIVIDABLE TO:	5,750± SF	37,256± SF
OFFICE AREA:	None	None
CLEAR HEIGHT:	14'	75% - 9', 25% - 18'
LOADING DOCKS:	None	None
DRIVE IN DOORS:	(2) 10' x 12', (2) 8' x 10' (1) 8' x 12', (1) 8' x 8'	(1) 12' x 16' (2) 8' x 8'
ROOF TYPE:	Gable / comp shingles	Flat / tar & gravel
CONSTRUCTION:	Wood frame / brick	Brick / masonry
YEAR BUILT:	1937	1975, 1980

SITE:

SITE AREA:	3.32 acres total
ZONING:	Industrial / Off Street Parking
PARKING:	150 cars (incl. 50 Harrison)
PUBLIC TRANS:	CT Transit
SIGNAGE:	On building
HWY.ACCESS:	Rt. 384

UTILITIES:

SEWER:	City
WATER:	City
GAS:	Yes

MECHANICAL EQUIPMENT:

AIR CONDITIONING:	None	None
TYPE OF HEAT:	None	None
SPRINKLERED:	No	No
ELECTRIC SERVICE:	None	4000 amps, 480/208 volts
OTHER:	2 rest rooms	Smoke alarms & heat detectors

TOTAL TAXES:

TOTAL ASSESS:	\$610,200
MILL RATE:	30.32 mills (2008 Grand List)
TAXES:	\$18,501.64

SALE PRICE: \$635,000 (Price includes both 16 & 50 Harrison Street)

COMMENTS: These properties are for sale along with 208 East Center Street.

DIRECTIONS: I-384 to Exit 3; north on 83 approx. 1 mile; east on Rt. 44 approx. ½ mile; right on Harrison St; property is on right.

FOR ADDITIONAL INFORMATION CONTACT: Jay Morris or Carl Berman, CCIM
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Information contained herein is believed to be accurate, but is subject to errors, omissions, or prior lease, sale or withdrawal without notice.

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