

INDUSTRIAL BUILDING

FOR SALE OR LEASE



131 Sanrico Drive, Manchester, CT 06042

BUILDING INFORMATION:

GROSS BLD. AREA: 24,464 SF
AVAILABLE SQ. FT: 24,464 SF
OFFICE AREA: 1,200± SF
KITCHEN AREA: 2,400± SF
CLEAR HEIGHT: 14' -16'
COLUMN SPACING: N/A
LOADING DOCKS: 0
DRIVE IN DOORS: 21
ROOF TYPE: Flat Built Up
CONSTRUCTION: Masonry
YEAR BUILT: 1985

MECHANICAL EQUIPMENT:

AIR CONDITIONING: Office and kitchen
TYPE OF HEAT: Gas
SPRINKLERED: Yes
ELECTRIC SERVICE: 15,000± SF: 1,200 amps, 208/120 volts, 3 phase
9,000± SF: 200 amps

SITE:

SITE AREA: 2.56 acres
BLDG EXPANDABLE: Yes
PARKING: Undelineated
ZONING: IND
SIGNAGE: On Building
HWY.ACCESS: Approx. ½ mile to I-84

UTILITIES:

SEWER: City
WATER: City
GAS: CL&P

TAXES:

TOTAL ASSESSMENT: \$1,256,300
MILL RATE (2005 GL): 40.14 mills
TAXES: \$27,094

SALE PRICE: \$1,500,000

LEASE PRICE: \$6.50/SF NNN

COMMENTS: Current owner will consider all options, including leasing out space in the building, sale/leaseback of a portion of the building, or vacating the entire property with 6 months notice. There is a commercial kitchen on the premises and many walk-in/sliding door coolers that could be conveyed with the property.

DIRECTIONS: I-84 to exit 63; east on Rt. 30; right on Parker Street; first left on Sanrico Drive.

FOR ADDITIONAL INFORMATION CONTACT: Howard Smagler 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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