

Industrial Facility for Sale

23 Sanrico Drive • Manchester, Connecticut



13,034 Square Feet Available

Sentry Commercial is pleased to offer 23 Sanrico Drive, Manchester CT available for sale. This attractive industrial facility is located within minutes from I-84 and is the ideal size for most companies.

Property Features

- Great highway access
- 2300 square feet of finished office
- 2 dock doors
- Situated on 1.22 acres

Sale Price: \$875,000

**For more information
please contact:**

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Sentry Commercial
750 Main Street
Hartford, CT 06103
860.528.0884
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A Hart Group International Member

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Sale Price: \$875,000

Building Specifications

Total Square Feet: 13,034
Office Area: 2,300
Ceiling Height: 15' - 19'
Dock Doors: 2
Drive In Doors: 0
Floors: Concrete Slab
Roof: Metal
Column Spacing: 20x 75'
Construction: Metal
Date Built: 1988

Mechanicals

Power: 400 amps, 208 volts, 3 phase
Heat: Gas
Air Conditioning: Office area
Sprinkler: Yes
Lighting: 8' High Efficiency T8 Flouresent

Utilities

Water: City
Sanitary Sewer: City
Gas: CNG

Land

Acres: 1.22
Parking: 18
Rail: No
Zoning: Industrial

Taxes

Total taxes: \$12,949.14
Taxes Per Square Foot: \$.99
Assessment: \$416,800



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