



864 Wethersfield Avenue
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Property Summary

Industrial For Sale or Lease

ADDRESS: 295 Ella Grasso Turnpike
Windsor Locks, CT 06096

Directions: I-91 to Exit 40 (Route 20) to Route 75 North.
The building is located on the right
(directly across from Bradley Airport)

Sale Price: \$10,000,000

Reduced Lease Rate: \$2.25/SFNNN



BUILDING

Total Square Feet:	450,000
Available Sq. Ft.	450,000
Will Subdivide to:	18,000
Office Space:	10,000 SF
Restrooms:	Ample
Column Spacing:	40' x 40'
Drive-in-doors:	5
Loading Docks:	10 – More can be added
Ceiling height:	16'6" – 24'
Roof type:	Metal / Rubber - New
Construction:	Steel Joist
# Floors:	1
Floor Type:	Concrete
Year built:	1963-1974

UTILITIES

Sewer Public/Septic:	Public
Water Public/Well:	Public
Gas Natural/Propane:	Natural
Electric Service:	
Volt: 240/480	Amp: 1900kva Phase: 3

Environmental Assessment: Yes - Clean

MECHANICAL EQUIPMENT

Office A/C:	Yes
Shop A/C:	No
Sprinklers:	Yes – Wet System
Office Heat:	Gas
Shop Heat:	Gas

TAXES

Total Assessment:	\$8,153,700
Last Reval:	2010
Building:	\$4,061,600
Land:	\$4,092,100
Other:	-
Mill Rate/Year:	23.40/2010
Taxes:	\$190,796.58
Taxes PSF:	\$0.42

LAND

Area:	26
Zoning:	I-3
Rail on site:	Yes – 4 Doors
Coverage Allowed:	60%
Parking:	260 spaces – paved More can be added

COMMENTS: Ideally located across from Bradley Airport. Sub-dividable. Heavy power. Rail access. Large yard. The owner would raise the roof to 28' for a lease rate of \$4.50/SF NNN.