

Industrial Building Available for Sale

1 Williams Lane • Old Saybrook, Connecticut



82,840 Square Feet Available

Sentry Commercial and Paladin Partners are pleased to offer 1 Williams Lane, Old Saybrook for sale. This 82,840 square foot industrial facility on 12.6 acres offers plenty of loading, heavy power and storage silos. This is an ideal facility for most manufacturers.

Property Features

- 7,000 SF of office
- 24' clear height
- 3,000 amp, 460 volt power
- Four docks and one drive-in door
- Active rail

Sale Price \$2,850,000

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1 Williams Lane • Old Saybrook, Connecticut

Sale Price \$2,850,000

Building Specifications

Gross Square Feet: 82,840 SF
Office: 7,000 SF
Warehouse: 75,840 SF
Clear Height: 20' - 24'
Dock Doors: 2 @ 8' x 8'
1 @ 10' x 10' with leveler
1 @ 8' x 10' with leveler
Drive-In Doors: 1 @ 10' x 10'
Floors: Concrete
Roof: Gable
Construction: Steel
Column Spacing: 50' x 20'
Date Built: 1971

Mechanicals

Power: 3,000 amp,
460 volt,
3 phase
Heat: Gas
Air Conditioning: Central
Lighting: T-8
Sprinkler: Yes

Utilities

Water: City
Sanitary Sewer: Septic
Gas: Southern CT
Electric: Eversource

Land

Acres: 12.6
Parking: 40
Rail: Active;
Providence and
Worcester
Railroad
Company
Zoning: I-1

Taxes

Assessment: \$1,788,400
Mill Rate: 18.81
Taxes: \$33,639.80
Taxes PSF: \$0.40
Year Assessed: 2016



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