

INDUSTRIAL BUILDING

FOR SALE OR LEASE



323 Clark Street, Southington, CT 06479

BUILDING INFORMATION:

GROSS BLD. AREA: 23,308± SF
AVAILABLE SQ. FT: 23,308± SF (subdividable)
OFFICE AREA: Front space - 768 SF
Back space - 1,600 SF
CLEAR HEIGHT: 12' 6"
COLUMN SPACING: 20' x 20'
DRIVE IN DOORS: 5 total - (1) 10'x10', (2) 10'x12', (2) 10'x14'
LOADING DOCKS: Two loading platforms
CONSTRUCTION: Steel frame / masonry exterior
ROOF TYPE: Rubber Membrane
YEAR BUILT: 1971

MECHANICAL EQUIPMENT:

AIR CONDITIONING: Central A/C in both office areas
TYPE OF HEAT: Gas hot air
SPRINKLERED: Front 12,000 SF only - wet system
ELECTRIC SERVICE: 800 amp 3 phase - two step down transformers

SITE:

SITE AREA: 1.6 acres
BLDG EXPANDABLE: TBD
PARKING: Ample
ZONING: I-1
SIGNAGE: Monument sign
HWY.ACCESS: Access to I-84 and I-691

UTILITIES:

SEWER: City
WATER: City
GAS: Yes

TAXES:

TOTAL ASSESSMENT: \$735,910
MILL RATE (2007 GL): 23.02
TAXES: \$16,940.65

SALE PRICE: \$850,000

LEASE PRICE: \$4.25/SF NNN

COMMENTS: Excellent location with immediate access to Rt. 322, Rt. 66, I-84 and I-691. Configured for two users with separate utilities and office areas. Front space is 12,000 SF with 3 drive-in doors, membrane roof/deck/trusses replaced 5 years ago.

DIRECTIONS: I-84 to rt. 66 (Waterbury Turnpike). Turn right onto Waterbury Turnpike. Clark Street (also known as Clark Street Extension) is on the right.

FOR ADDITIONAL INFORMATION CONTACT: Bob Gaucher, CCIM, SIOR 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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