



PROPERTY FOR SALE

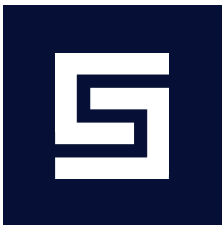
15,000 SF INDUSTRIAL BUILDING

18 SANRICO DRIVE | MANCHESTER, CT 06042

DAVID MURDOCK
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SENTRY COMMERCIAL BROKER ADVISORY LLC | 860.983.0029 | WWW.SENTRYCOMMERCIAL.COM



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PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 18 Sanrico Drive, Manchester CT for sale. This 15,000 square foot industrial building offers ceiling heights up to 20', ideal column spacing and an additional 2,100 square feet of finished mezzanine space.

OFFERING SUMMARY

Reduced Sale Price:	\$990,000
Lot Size:	0.67 Acres
Building Size:	15,000 SF

PROPERTY HIGHLIGHTS

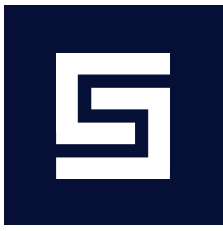
- 15,000 SF industrial building
- 2 drive in doors and 1 dock platform
- 600 amp, 120/208 volt power
- 2,100+/- SF of finished mezzanine space

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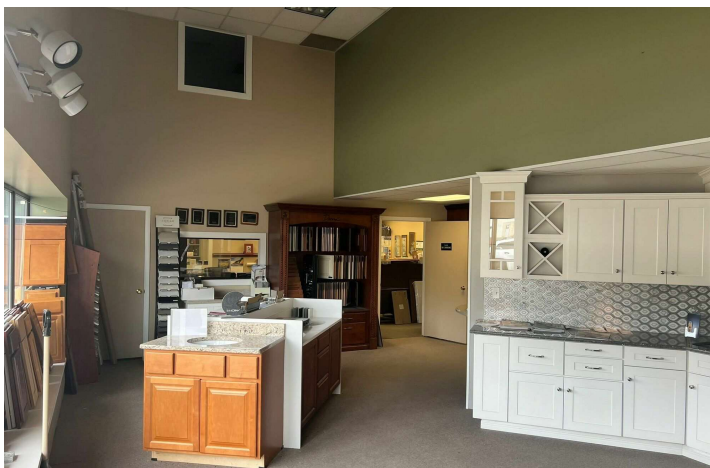
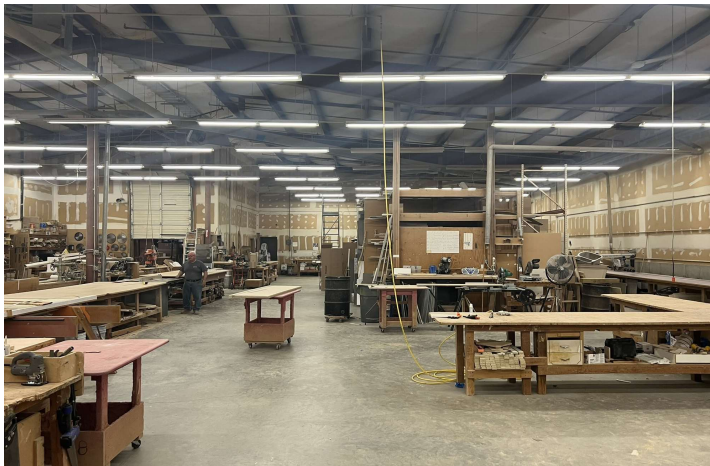
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Reduced Sale Price: \$990,000

BUILDING SPECIFICATIONS

Building Size	15,000 SF
Office/Showroom	2,576 SF
Warehouse	12,424 SF
Ceiling Height	16' - 20'
Docks	1 (10' x 12')
Drives	2 (10' x 12')
Column Spacing	30' x 50'
Year Built	1988

MECHANICAL/UTILITIES

Power	600 amp, 120/208 volt
Heat	Gas
Air Conditioning	Office
Lighting	LED
Sprinklers	Yes
Water/Sewer Company	City
Electric Company	Eversource

LAND

Lot Size	0.67 Acres
Parking	9
Zoning	IND

TAXES

Tax PSF	\$1.29 SF
Taxes	\$19,291.92
Assessed Value	\$518,600.00
Year Assessed	2022
Mill Rate	37.2

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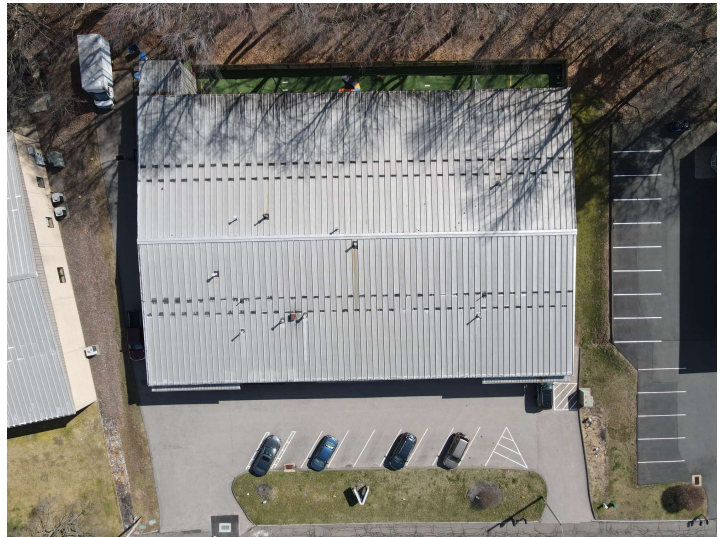
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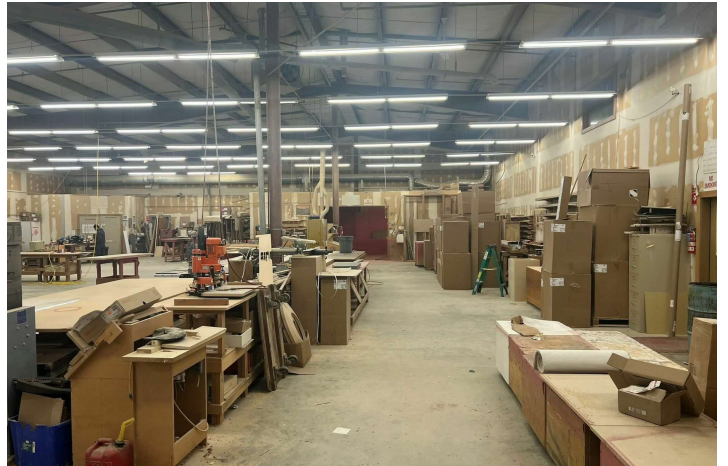
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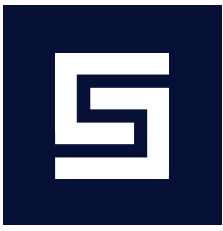


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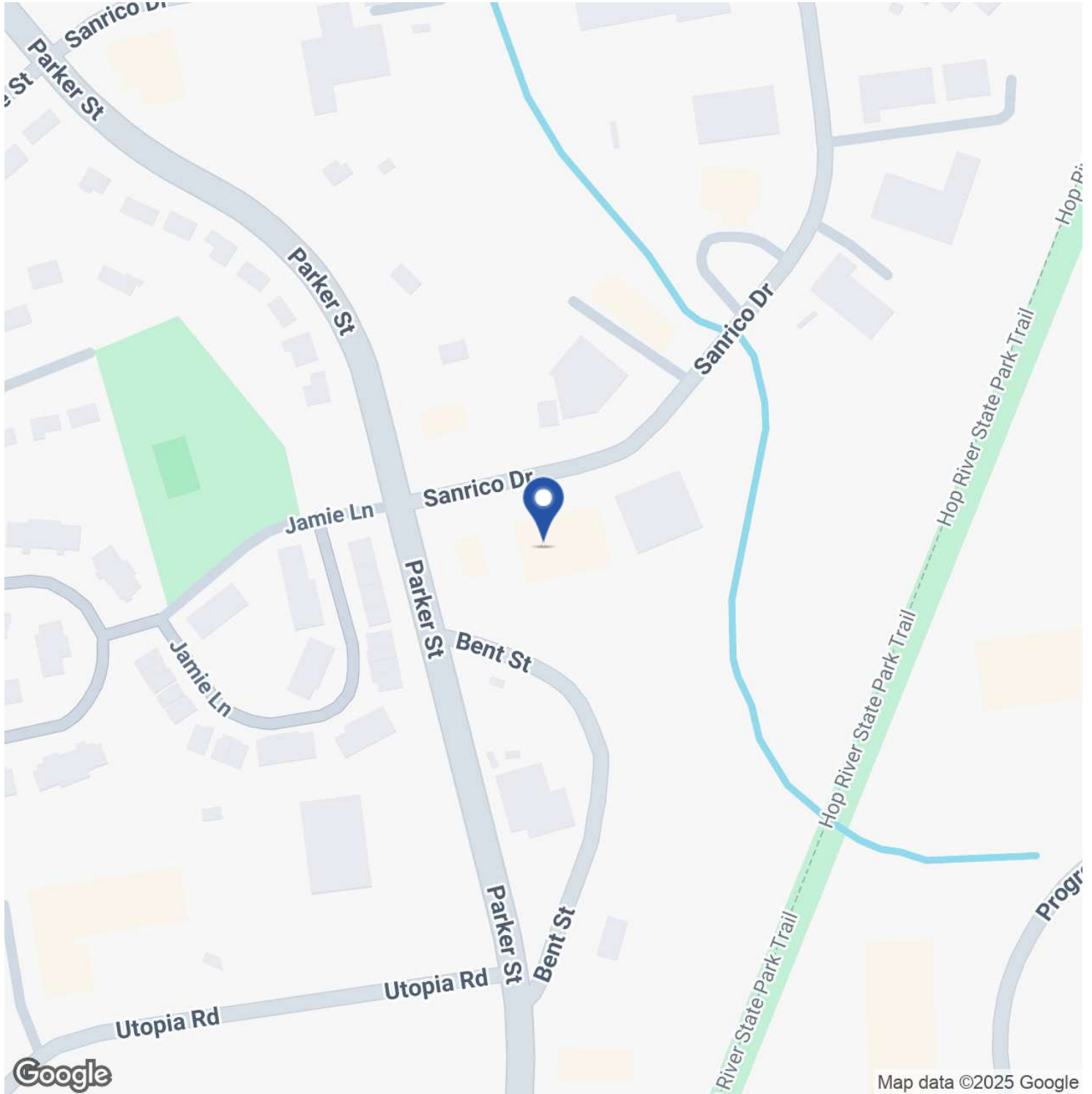
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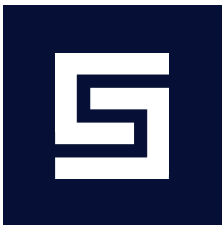


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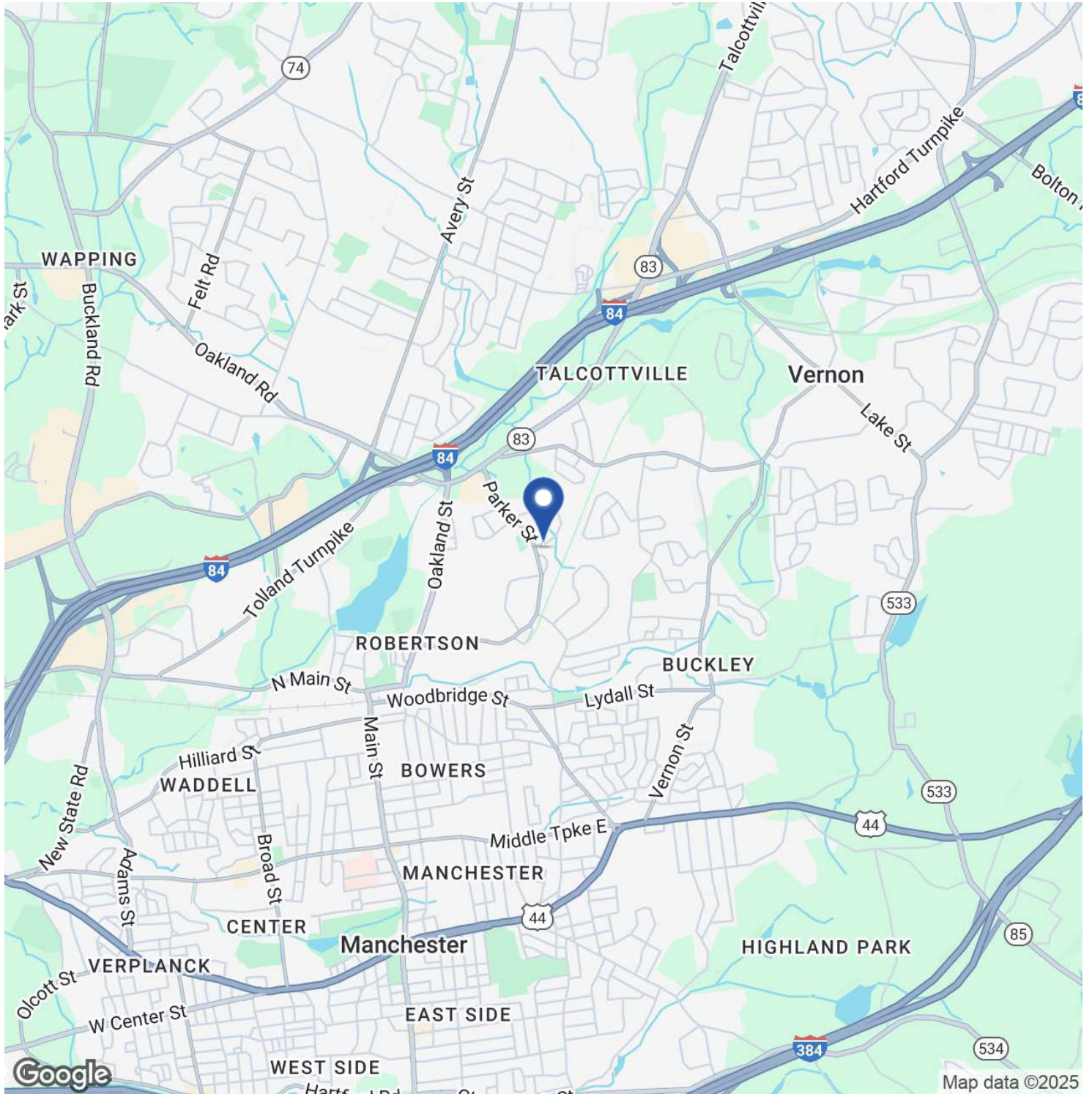
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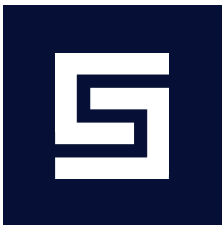


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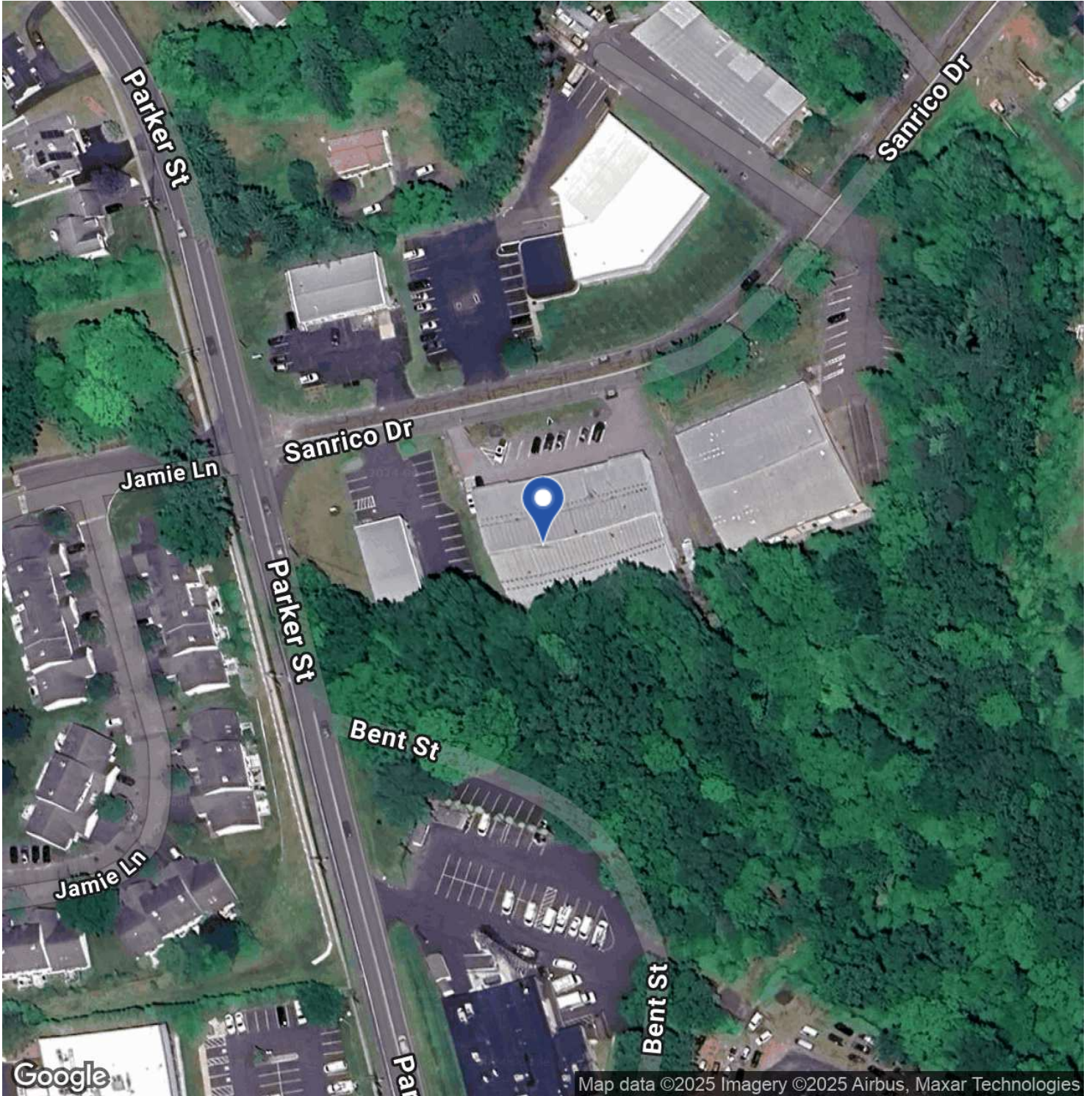
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