



FOR SALE OR LEASE

112-124 Woodlawn Rd, Berlin, CT 06037

**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES



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FOR SALE OR LEASE

\$10.00

Building offered For Sale or Lease at 112-124 Woodlawn Road just off the Berlin Turnpike in Berlin. BT-1 zone offers many uses that include Auto Repair, Auto Sales, Manufacturing, Industrial, Retail, Restaurant and more.

Separate Metered Utilities - 200 AMP 3 Phase
 Fireside Walls, Newer Roof
 Rear Overhead Doors-Drive In Capability - Loading Dock

Front Overhead Door with Drive In

High Visibility Easy Access to Major Interstate I-91, I-84 and RT15 Berlin Turnpike

Several Spaces Available with Overhead Doors 16ft ceilings, loading docks.
 Available...

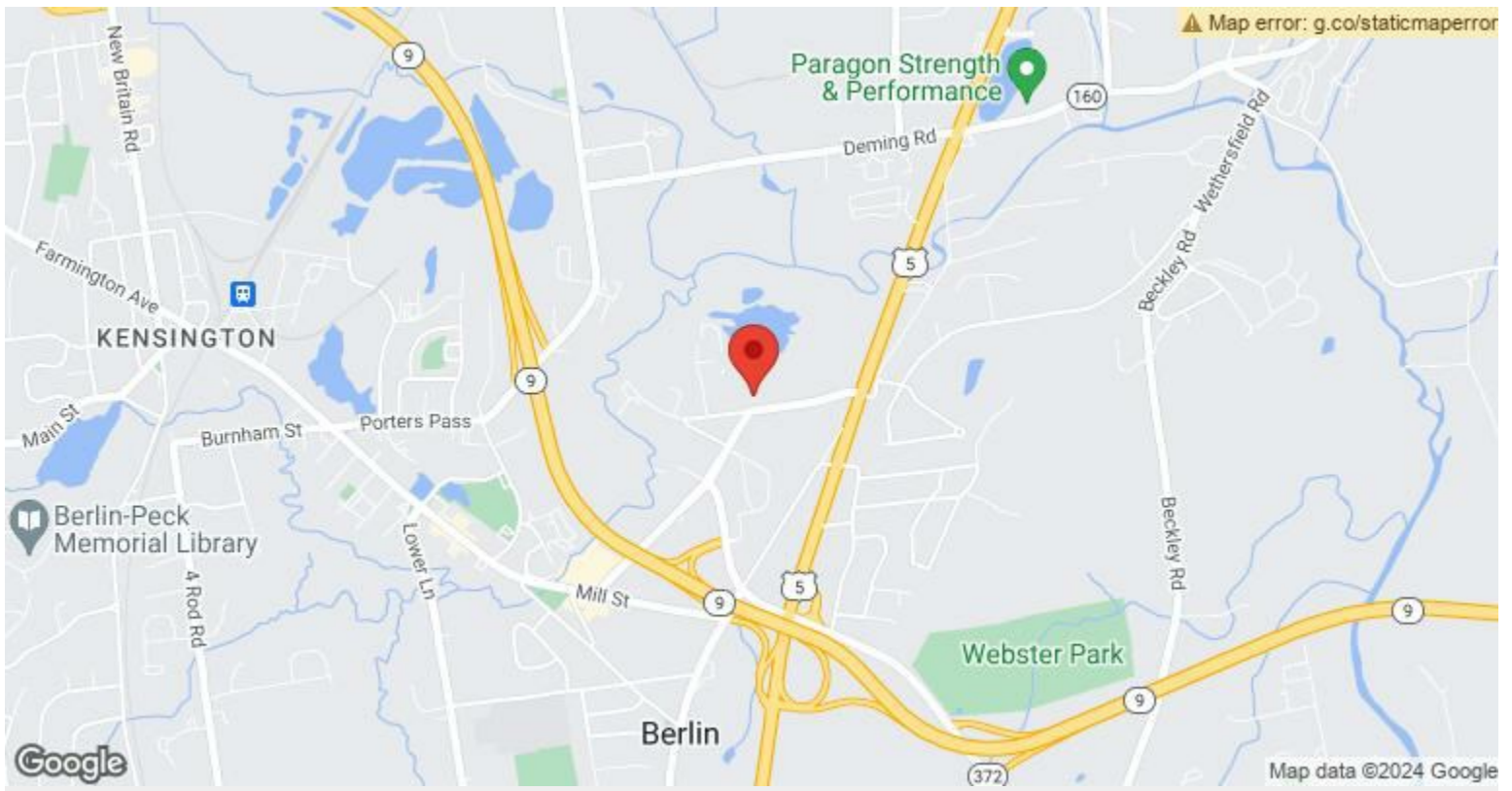
- Excellent Owner/User Opportunity
- Easy Highway Access directly off Berlin Turnpike
- Located in High Business Area
- High Ceilings / Overhead Doors
- BT- 1 Zone Allows for many uses



Price:	\$10.00
Property Type:	Industrial
Property Subtype:	Manufacturing
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	1.62 AC
Rentable Building Area:	21,676 SF
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Sale Conditions:	Lease Option
No. Stories:	1
Year Built:	1966
Tenancy:	Multiple
Parking Ratio:	3.76/1,000 SF
Clear Ceiling Height:	16 FT
No. Dock-High Doors/Loading:	2

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Landlord Occupied	2,000	
Orissa	-	



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