

FOR SALE & LEASE | 217 Sadds Mill Road, Ellington, CT 06029

10,280± SF FORMER SOLID WASTE TRANSFER STATION

3.65 USABLE ACRES (Will Be Subdivided From 34.65 Acres If Sold)*

SALE PRICE: \$699,000 | LEASE RATE: \$8.50/SF NNN



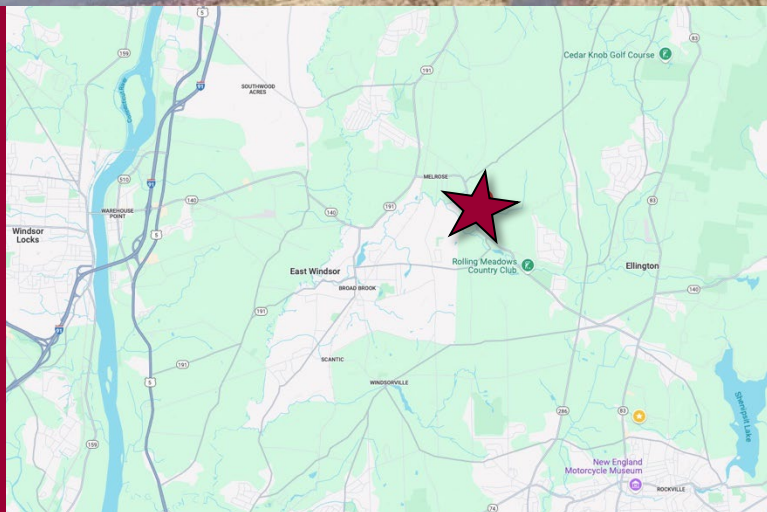
Ranked in Top 50
Commercial Firms in U.S.



***Subject to Department of Energy and Environmental Protection Approvals**

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Property Highlights

- 10,280± SF 2-story currently (inactive) Fully Permitted Waste Transfer Station
- 26' clear height
- 5 Drive-in Doors | 8 Parking Spaces
- 3.65± Usable Acres/part of 34.65± acre total site
- Signage: On-fence & Pylon
- Zoning: Industrial
- I-91, Exit 45
- Phase One Environmental Assessment Available by 6/30/24
- 14 Miles to Bradley International Airport

For more information contact:

Thomas Wilks | 860.761.6018 | twilks@orlcommercial.com or Luke Massirio | 860.761.6016 | lmassirio@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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BUILDING INFORMATION

GROSS BLD. AREA 10,280± SF
AVAILABLE AREA 10,280± SF
MAX CONTIGUOUS AREA 10,280± SF
NUMBER OF FLOORS 1
CLEAR HEIGHT 26'
DRIVE-IN DOORS 5 (3 - 16'x26') (2 - 14' x 14')
CONSTRUCTION Steel Frame
ROOF TYPE Gable, Enamel Metal Shingle
YEAR BUILT 1990

SITE INFORMATION

SITE AREA 3.65± Usable acres
Total site 34.65± Acres
ZONING Industrial
PARKING 8 Spaces
SIGNAGE On-fence & Pylon
FRONTAGE 1,015' for total parcel
125' for usable acres
HWY.ACCESS I-91, Exit 45

UTILITIES

SEWER Private, Septic System for Sanitary Water, Separate Holding Tank for Tip Floor Water
WATER Private Well
GAS No

EXPENSES

RE TAXES/INSURANCE Tenant Landlord
UTILITIES Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord

MECHANICAL EQUIPMENT

AIR CONDITIONING None
TYPE OF HEAT Electric Baseboard
SPRINKLERED None
ELECTRIC SERVICE 400 A, 120/240 V, 3 phase
ELEVATOR(S) No
FIRE SYSTEM 60,000 Gallon Fire Suppression Tank
SCALE 2 Scales – a main scale and a loadout scale

COMMENTS Former Solid Waste Transfer Station, Approximately 3.65 Usable Acres (Will be Subdivided from 34.65 Acre Total Site if Sold), Currently Fully Permitted (inactive) Waste Transfer Station, Phase One Environmental Assessment Available by June 30, 2024, 14 Miles to Bradley International Airport

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DIRECTIONS I-91, Exit 45. Right on CT-140 E. Right on Melrose Rd. Property on left in 1.4 miles.

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- Phase One Environmental Assessment Available by 6/30/24
- Many area amenities
 - 14 Miles to Bradley International Airport
 - Shopping
 - Banking
 - Dining



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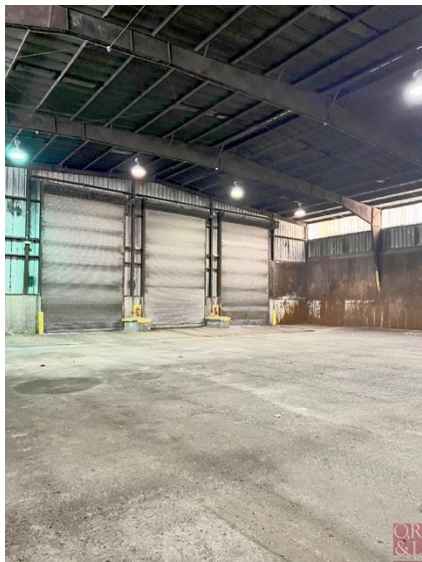


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