





- 16,199 SF+/- Commercial / Industrial Building
- Clear Span on 2.64 Acres
- Redevelopment opportunity
- 90+ vehicle parking
- 800 Amps, 240 Volts, 3PH
- Vehicle Count 10,500 per day

SALE \$1,125,000.00

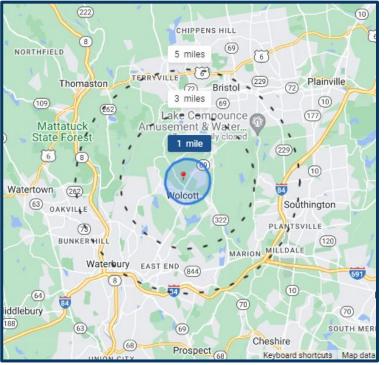
Contact: Nick Longo - neegall@aol.com Cell - 203.578.0208 Office - 203.753.5800 MATTHEWS COMMERCIAL PROPERTIES matthewscommercial.com

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## FOR SALE 955 Wolcott Road, Wolcott, CT



BUILDING		
Total Available SF	16,199 SF+/	
Number of Floors	1	
Exterior Construction	Masonry / Brick	
Roof	Rubber, Flat	
Interior Construction	Drywall	
Year Built	1962	
Ceiling Height	12'	
Parking	90+ vehicle parking	
Zoning	GC	
DODEDTV		

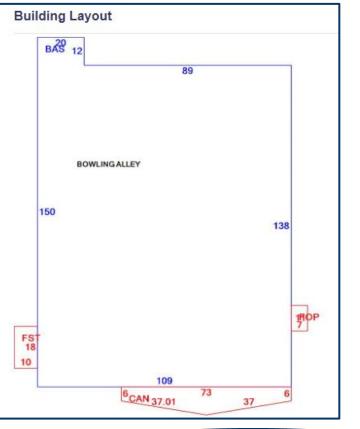


## PROPERTY

Lot Size	2.64 acres +/-
Distance to I-84 & RT-8	I-84 - 7 miles / Rt 8 - 6.5 miles

## **MECHANICALS & UTILITIES**

Heat Source/ Type	Forced Hot Air	
A/C	HVAC	
Electric	800 Amps / 240 Volts / 3PH	
Sewer	Septic	
Water	Well	
TAXES		
Assessment	\$452,230.00	
Mill Rate	31.87	
Annual Taxes	\$14,412.57	



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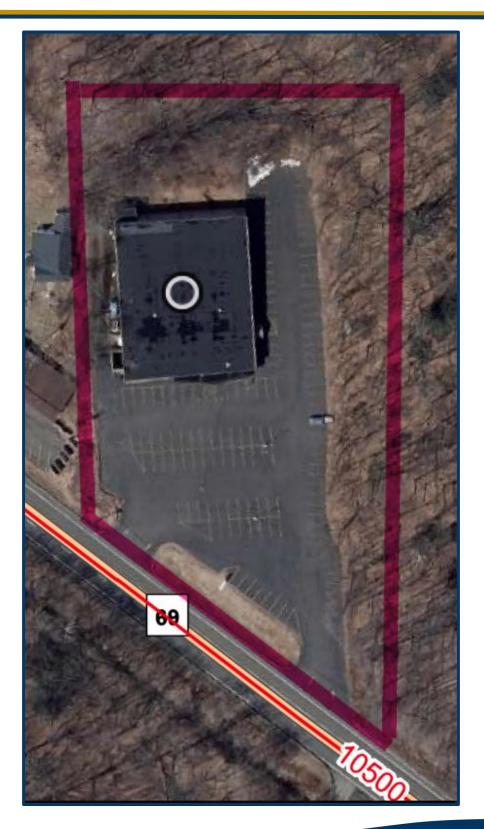


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