

# FOR SALE | 30,616± SF INDUSTRIAL / WAREHOUSE BUILDING

## 3 DOCKS & 2 DRIVE-IN DOORS | 100% OCCUPIED – 2 TENANTS

150 Sandbank Road, Cheshire, CT 06410

SALE PRICE: \$2,500,000

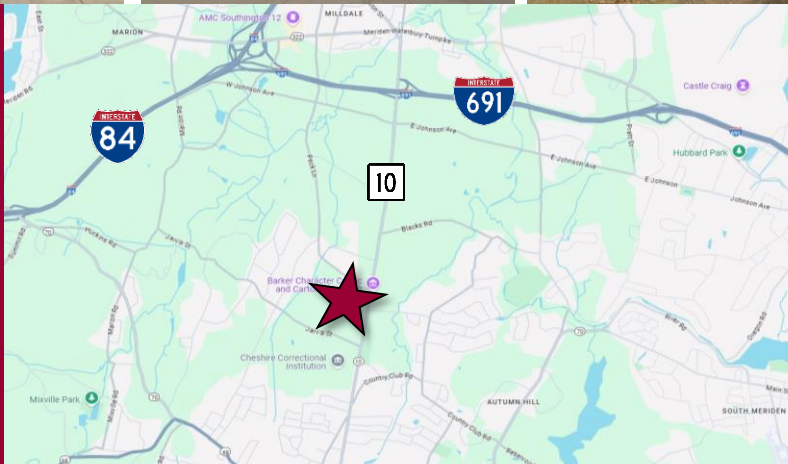


Ranked in Top 50  
Commercial Firms in U.S.



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### Property Highlights

- 2-Story 30,616± SF Industrial Flex Building for Sale
- Located on 2.21± Acres
- 3 Docks / 2 Drive-in Doors
- Ceiling Heights: 18 Feet in WH
- 100% Occupied with 2 Tenants
- I-1 Industrial Zone
- For Sale Individually or as part of a Portfolio

For more information contact:

J. Richard Lee | 203-643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) or Will Braun | 203-804-6001 | [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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  
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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### BUILDING INFORMATION

GROSS BLDG AREA 30,616± SF  
OCCUPANCY LEVEL 100% - 2 Tenants  
NUMBER OF FLOORS 2  
CEILING HEIGHTS 18' - Warehouse  
LOADING DOCKS 3  
DRIVE-IN DOORS 2  
CONSTRUCTION Masonry & Wood Frame  
ROOF TYPE Composite  
YEAR BUILT 1968

### SITE INFORMATION

SITE AREA 2.21± Acres  
ZONING I-1  
PARKING Open  
SIGNAGE Monument  
VISIBILITY Very Good on Sandbank Rd  
FRONTAGE 290.63 Feet  
TRAFFIC COUNT I-691 to I-84 & I-91

### TAXES

ASSESSMENT \$1,078,210  
MILL RATE 27.46  
TAXES \$29,607.66

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas, Forced Hot Air

### UTILITIES

SEWER Septic  
WATER Public Connected  
GAS Yes

### DIRECTIONS

Route 10 / Highland Ave to  
Sandbank Road

### COMMENTS

O,R&L Commercial is pleased to offer 150 Sandbank Road, a 30,616± SF Industrial / Warehouse building located on 2.21± acres in the I-1 zone. The warehouse area features 18' ceilings and multiple docks and drive-ins. The property is 100% occupied presently with 2 tenants in place. Leases upon request.

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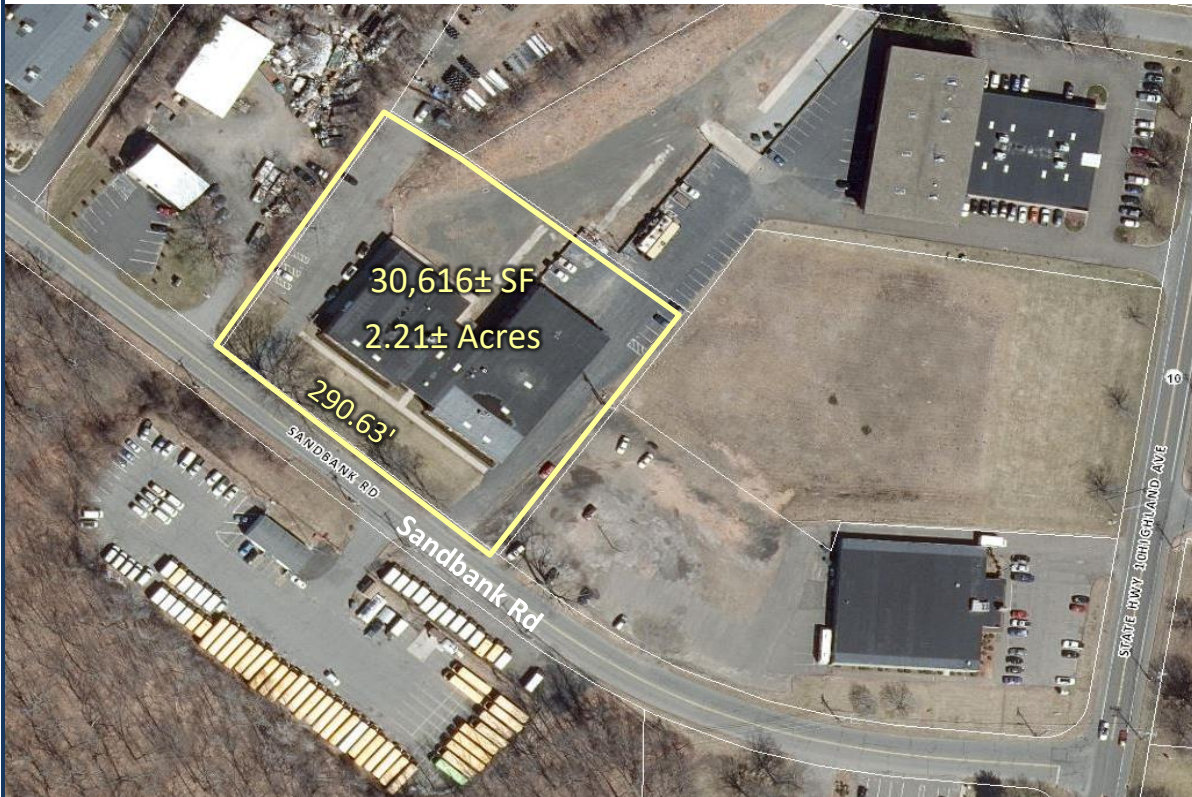
- 2-Story 30,616± SF Industrial Warehouse Building for Sale
- Located on 2.21± Acres
- 3 Docks / 2 Drive-in Doors
- Ceiling Heights: 18 Feet
- 100% Occupied with 2 Tenants in Place
- I-1 Industrial Zone
- For Sale Individually or as part of a Portfolio
- Many area amenities
  - Shopping
  - Banking
  - Dining



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