



## **Many uses available for this building ready to go as it is**

Amodio & Co has been exclusively retained to sell 193 Pascone Place, Newington, CT. Featuring 5,000 SF of commercial space on 0.57 acres. The property is equally suitable for an owner-occupant or investor with leased-user.

The property is comprised of a modern, great image building located in an industrial park but close to a busy Berlin Turnpike commercial sector. Parking is directly onsite adjacent to the building.

Situated in Hartford County (pop. 896,854) with numerous resources including the state capital in Hartford and Advanced Manufacturing support and employment. Within commuting distance to Hartford (15 miles), New Haven (26 miles), New York City (104 miles), and Boston (113 miles) by car, bus, or train.

## **Property Features**

- ▶ 5,000 SF Commercial on 0.57 acres
- ▶ Multiple uses available per zoning
- ▶ Clear span with no columns
- ▶ Large drive-in door
- ▶ Partial office build-out in front
- ▶ Large paved parking lot
- ▶ Highway access - Rt 5&15, Rt 9, I-91, I-84

Information contained herein had been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

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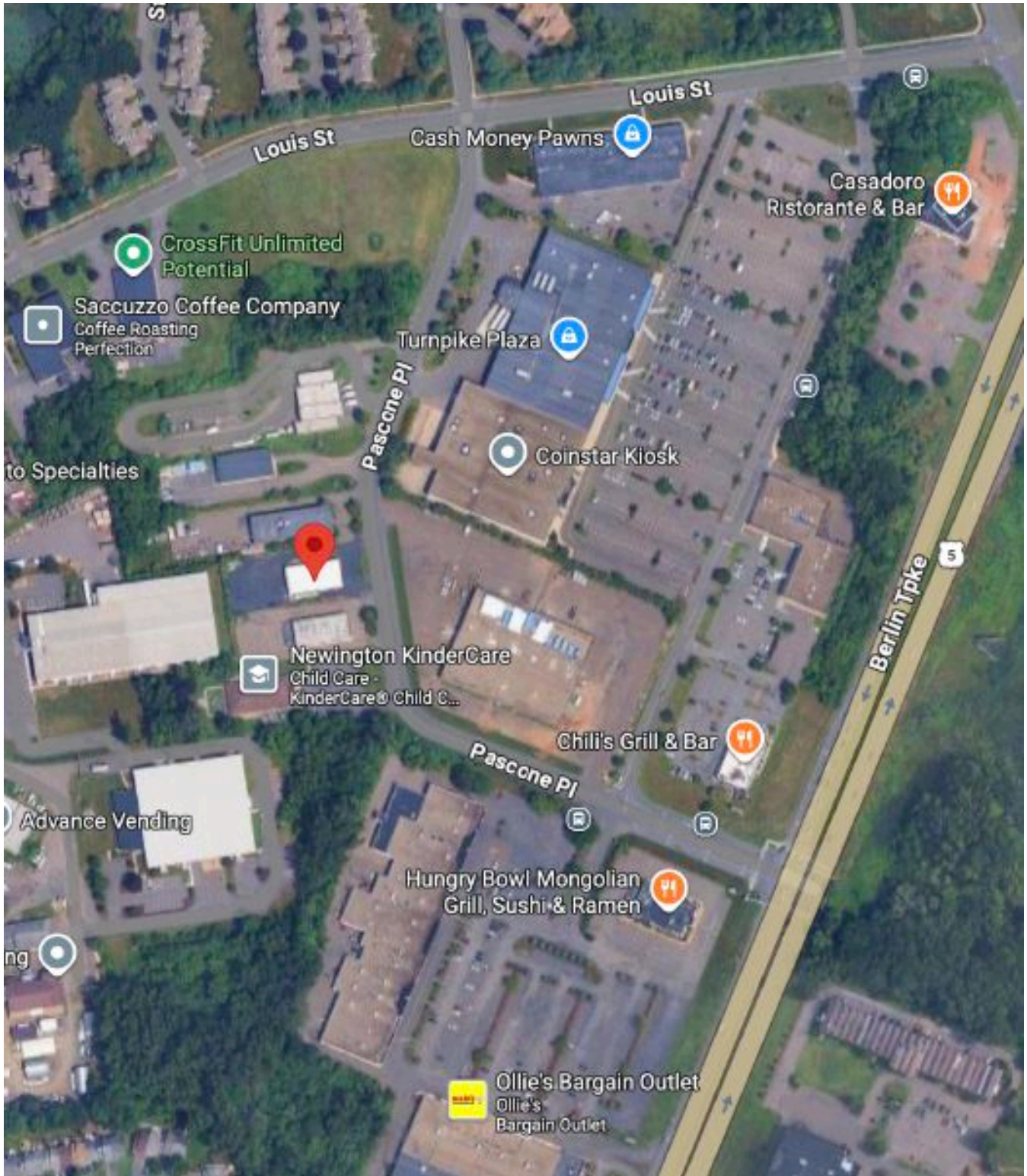
[www.amodio.com](http://www.amodio.com)



## Property Details

<b>Total Building SF</b>	5,000	<b>Dock, Drive-In &amp; Rail Access</b>	1 Drive-in
<b>Lot Size</b>	0.57 Acres	<b>Electric Service</b>	110, 220
<b>Max Contiguous/Min Divide</b>	5,000	<b>Phone / Data Service</b>	Yes
<b>Number of Units</b>	1	<b>Back-Up Power Supply</b>	N/A
<b>Amenities</b>	Drive in door	<b>HVAC</b>	N/A
<b>Frontage</b>	100'	<b>Type of Heat</b>	Unit heaters
<b>Parking</b>	35 spaces	<b>Natural Gas / Propane / Oil</b>	Natural Gas
<b>Number of Floors</b>	1	<b>City Water / Well</b>	City Water
<b>Year Built</b>	1960	<b>Sewer / Septic</b>	City Sewer
<b>Ceiling Height</b>	12'+	<b>Sprinkler System</b>	N/A
<b>Ceiling Type</b>	Open truss	<b>Fire Prevention, Alarm</b>	N/A
<b>Restrooms</b>	2 Private	<b>Environmental Assessment</b>	Unknown
<b>Lighting</b>	Florescent strip	<b>Zoning</b>	PD
<b>Construction</b>	Masonry	<b>Assessment</b>	359,100
<b>Framing</b>	Steel	<b>Mill Rate</b>	39.98
<b>Roof Type</b>	Flat	<b>Annual Real Estate Taxes</b>	\$9,970
<b>Column Spacing</b>	Clear span	<b>Access / Visibility</b>	Rt. 5 & 15
<b>Elevator</b>	N/A	<b>Traffic Count nearby</b>	+/- 24,900 ADT
<b>Basement</b>	None	<b>Signage</b>	Yes

## Property Location



**GIS Map**



**Aerial Photo**



**Traffic Counts**



## Building Layout

