

FOR SALE

10 Denlar Drive, Chester, CT 06412

TWO INDUSTRIAL BUILDINGS TOTALLING 28,525± SF

SALE PRICE: \$1,450,000

HIGHLIGHTS

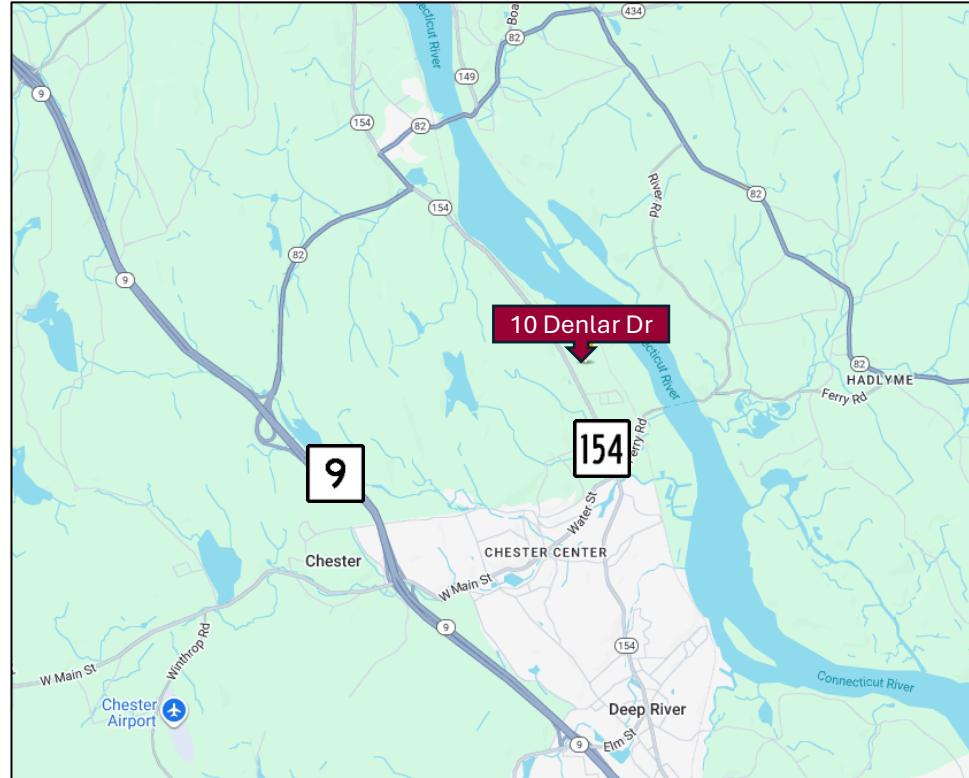
- 2 Industrial buildings
 - Building 1 – 18,650± SF
 - Building 2 – 9,875± SF
- 2.88 acres
- 2 docks
- 2 drive-in door
- 29 parking spaces
- 16' clear
- RLM Zone
- Easy access to Rt. 9
- Many area amenities available

CONTACT

Mark Berkowitz

(860) 761-6009

mberkowitz@orlcommercial.com



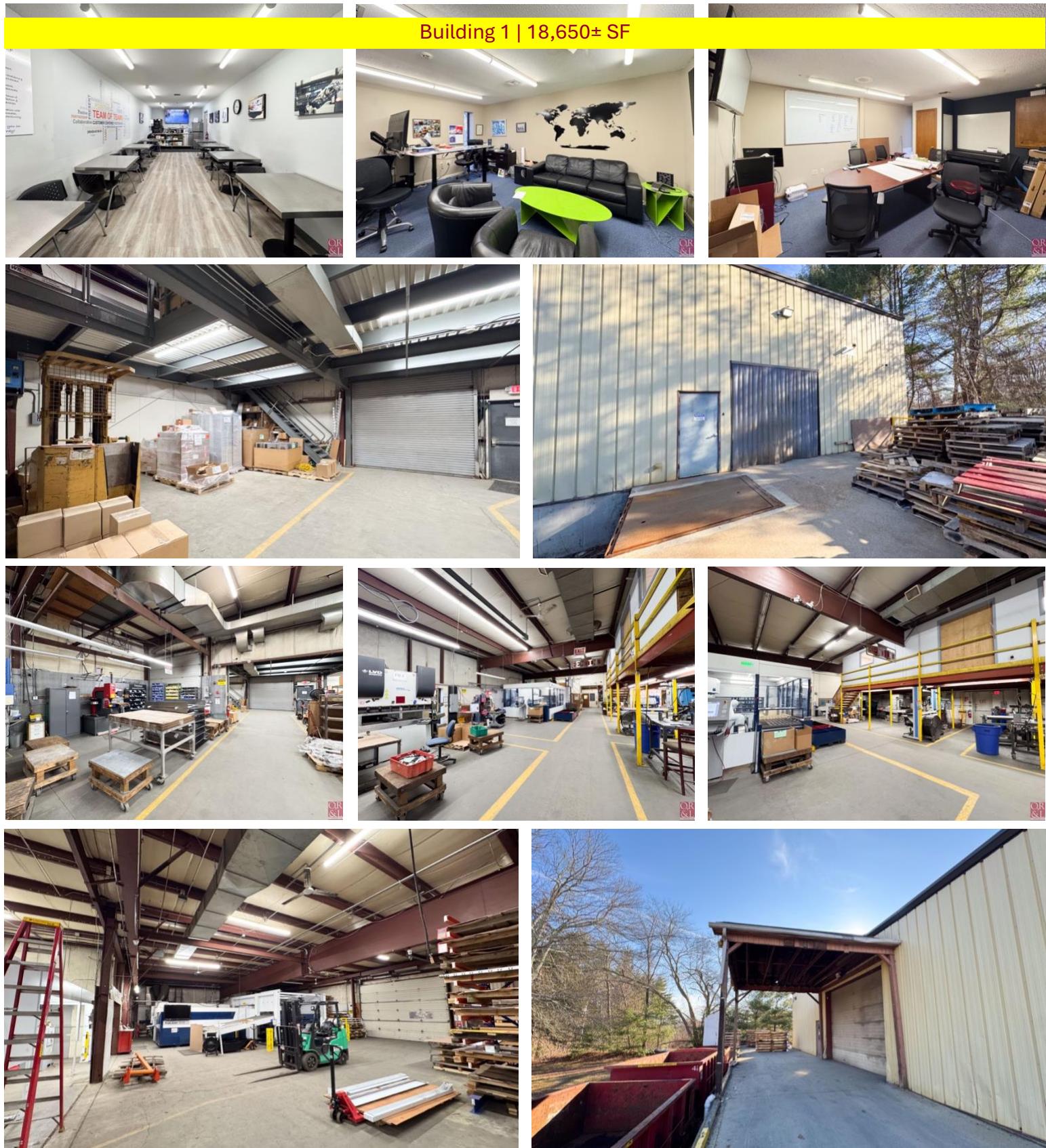
WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | ☎ (203) 315-4046
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | ☎ (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | PAGE 1 OF 4



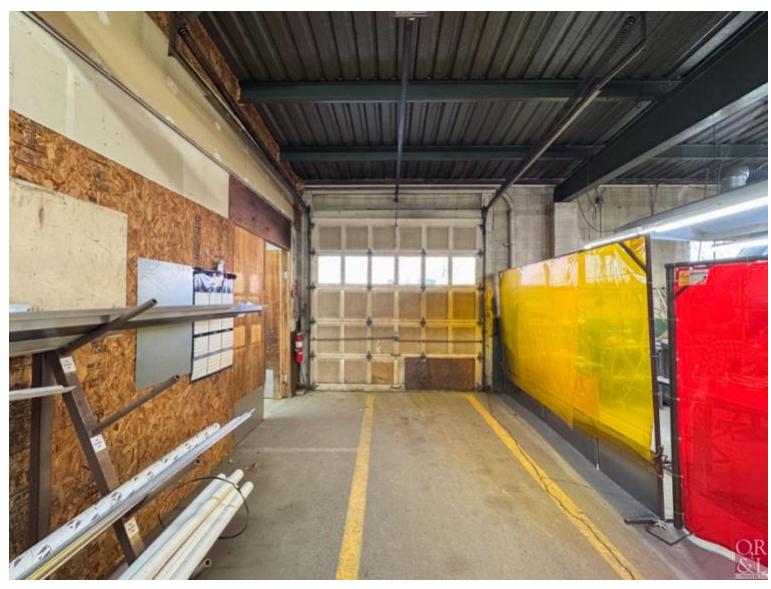
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28,525± SF – TWO INDUSTRIAL BUILDINGS

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| BUILDING INFO | BLDG 1 | BLDG 2 |
|--------------------------|---------------|---------------|
| GROSS BLD. AREA: | 18,650± SF | 9,875± SF |
| OFFICE SF: | 1,300± SF | 720± SF |
| FLOORS: | 1 | 1 |
| DRIVE-IN DOOR | 1 (12' x 16') | 1 (10' x 10') |
| DOCKS: | 1 (10' x 10') | 1 (10' x 10') |
| CLEAR HEIGHT: | 16' | 15' |
| CONSTRUCTION: | Metal | Concrete |
| ROOF TYPE: | Metal | Concrete |
| YEAR BUILT: | 1987 | 1961 |
| AIR CONDITIONING: | 100% A/C | A/C office |
| HEAT: | FHA, Oil | FHA, Oil |
| ELECTRIC: | TBD | TBD |
| WATER: | City | Well |
| SEWER: | Septic | Septic |
| GAS: | No | No |

SITE INFORMATION**SITE AREA:** 2.88± acres**ZONING:** RLM**PARKING:** 29 spaces**SIGNAGE:** On-building**VISIBILITY:** On Denlar Drive**HWY ACCESS:** Rt. 154, Rt. 9**ZONING PERMITTED USES**

Business, Government and Professional offices

Graphic reproduction services

Computer software design and development

Indoor storage of equipment, materials, & goods

ZONING SPECIAL PERMITTED USES

Facilities for research, development, and testing of processes and products

Manufacturing, fabricating, and assembly of commodities, goods or products

Outdoor storage of equipment, materials, & goods

Vehicular and equipment repair or service

Airports

TAXES**ASSESSMENT:** \$1,051,610**MILL RATE:** 27.08**TAXES:** \$28,477.60/year | \$1.00/SF**CONTACT****Mark Berkowitz**

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