



Sale Price
\$725,000

Lease Rate
\$4,500
per month nnn

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864 Wethersfield Avenue
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390 New State Road
Manchester, CT 06042

±4,048 sf Auto Repair Facility
For Sale or Lease

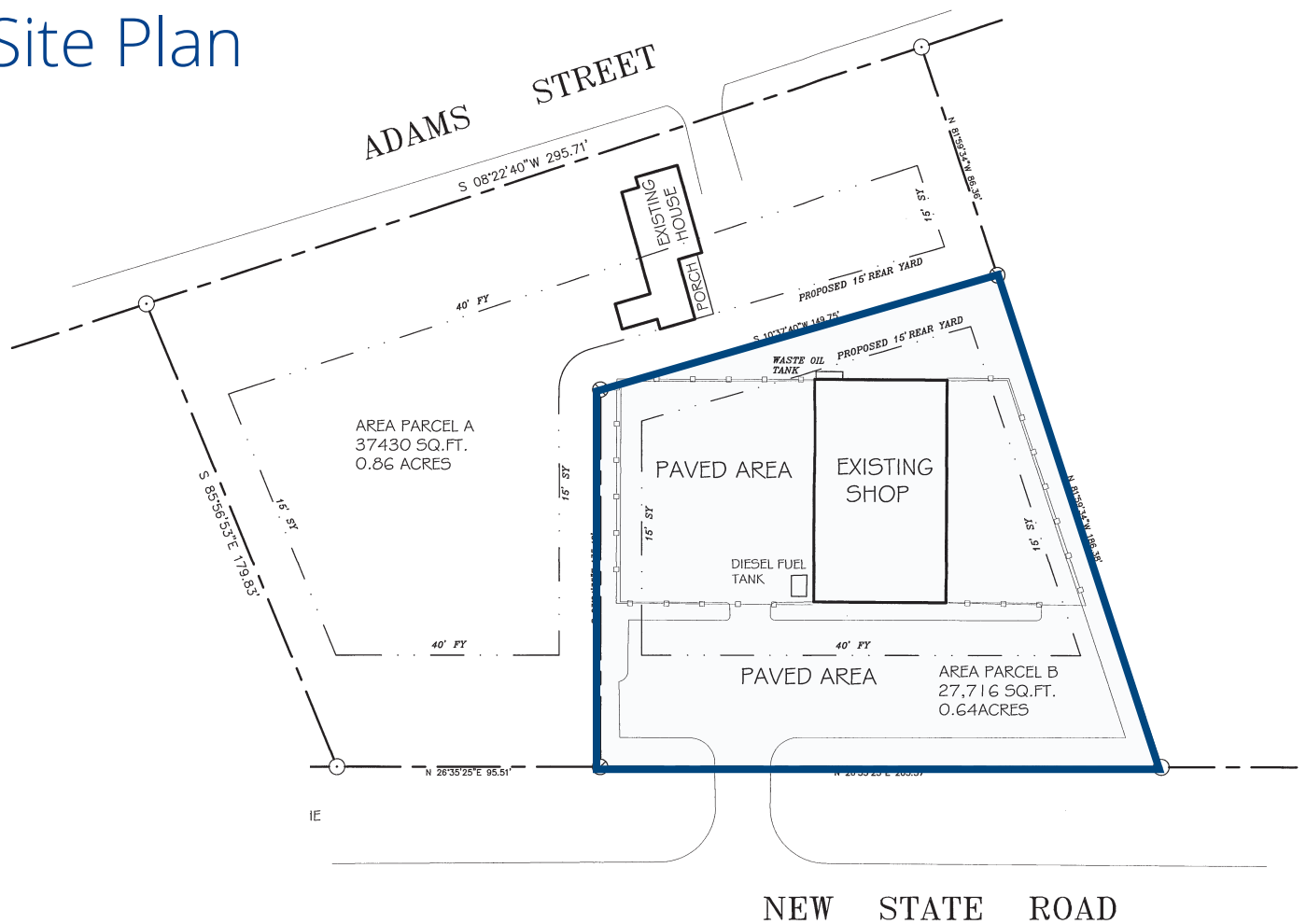
Colliers is pleased to present this ±4,048 sq ft auto repair facility on 0.64 acres.

Features

- Four 10' overhead doors
- New Roof in May 2020
- 14' Clear Height
- 480 Volt, 400 Amp, 3-Phase power
- Fenced and Gated parking areas

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Site Plan



Demographics

	Pop.	HH	Avg HH \$
1 Mile	12,151	4,124	\$36,008
3 Miles	25,567	9,449	\$40,840
5 Miles	35,111	13,037	\$48,168

TRAFFIC COUNTS

New State Rd & Hilliard St S	4,188vpd
Tolland Tpke & Adams St E	19,487vpd
Tolland Tpke & N Main St E	15,953vpd

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