

# AVAILABLE FOR LEASE

## 392-424 BERLIN STREET, EAST BERLIN, CT



### Property Summary

**Industrial Land: 7+/- acres . Zone: General Industrial (GI).**

**Price: \$3,000.00 Per acre NNN Utilities: Water, sewer, Gas, Electricity.**

**Specifications: 4,000 SF building with 2 drive in doors.**

**Comments:** Centrally located between Hartford and New Haven with access to major highways.

Call for details.



**Steven Zacchio**  
860-635-4106  
[szacchio@sunsetgoldrealty.com](mailto:szacchio@sunsetgoldrealty.com)  
[www.sunsetgoldrealty.com](http://www.sunsetgoldrealty.com)

.Information contained in this marketing material has been compiled from various sources, all of which may not be completely accurate, SGR, LLC makes no warranty or representation as to the accuracy of the information. All information that influences a decision to purchase a property should be independently verified by the purchaser.

Permitted site plan uses. The following principal uses shall be permitted in the GI district, subject to site plan approval by the commission in accordance with Section XIII: a. b. c. d. e. f. g. h. i. j. k. l. Building or construction contractors' yards. Landscape contractors. Trucking terminal facilities. Public warehousing or storage, including self-storage. Trucking or courier services. Bus terminal/service/storage facilities, including school buses. Fuel oil dealers. Sanitary services (e.g., trash haulers, septic tank cleaners). Building services (e.g., pest control services, building maintenance services). Lumberyards or building materials suppliers. Equipment rental or leasing services, excluding motor vehicles. Electrical repair shops. m. Upholstery or furniture repair shops. n. Manufacturing facilities. o. p. Wholesaling or distribution facilities. Printing, lithography, photocopying or similar graphic arts services; publishing facilities.



Steven Zacchio  
860-635-4106  
[szacchio@sunsetgoldrealty.com](mailto:szacchio@sunsetgoldrealty.com)  
[www.sunsetgoldrealty.com](http://www.sunsetgoldrealty.com)

.Information contained in this marketing material has been compiled from various sources, all of which may not be completely accurate, SGR, LLC makes no warranty or representation as to the accuracy of the information. All information that influences a decision to purchase a property should be independently verified by the purchaser.

**Town of Berlin**  
Geographic Information System (GIS)



Date Printed: 12/11/2024



**MAP DISCLAIMER - NOTICE OF LIABILITY**

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Berlin and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 Inch = 150 feet

0 150 FEET

