



INDUSTRIAL PROPERTY FOR SALE

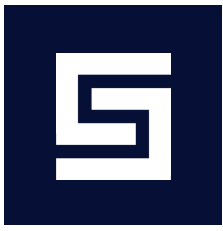
30,242 SF INDUSTRIAL BUILDING

481 SULLIVAN AVENUE | SOUTH WINDSOR, CT 06074

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# FOR SALE

## 30,242 SF INDUSTRIAL BUILDING

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### PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer 481 Sullivan Avenue, South Windsor, CT, for sale. This 30,242 SF industrial facility is perfectly suited for manufacturing operations, boasting extensive power and air-line distribution throughout. Additionally, the building features multiple drive-in and dock doors to facilitate easy access.

### PROPERTY HIGHLIGHTS

- 30,242 SF industrial building with 2 10-ton cranes
- 1200 amps, 277/480 volts
- 4 drive in doors and 2 docks
- Additional outdoor 1,200 SF structure for cold storage
- Airlines and busbar distributed through out

### OFFERING SUMMARY

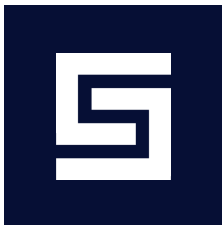
Sale Price:	\$2,300,000
Lot Size:	2.04 Acres
Building Size:	30,242 SF

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### \$2,300,000

#### BUILDING SPECIFICATIONS

Building Size	30,242 SF
Office Space	3,754 SF
Warehouse	26,488 SF
Ceiling Height	10' - 21'
Docks	2 @ 12'x12'
Drives	4 - (2 @ 14'x12', 1 @ 14'x16' & 1 @ 10'x10' ramp)
Column Spacing	16,500 SF @ 20'x50'
Year Built	1970
Lot Size	2.04 acres
Zoning	I
Parking	52



#### MECHANICAL/UTILITIES

Power	1200 amps, 277/480 volts
Heat	Gas
Air Conditioning	Office
Lighting	Fluorescent
Sprinkler	Yes
Water/Sewer Company	City
Electric Company	Eversource



#### TAXES

Tax PSF	\$0.90 SF
Taxes	\$27,244.08
Assessed Value	\$790,600.00
Year Assessed	2023
Mill Rate	34.46

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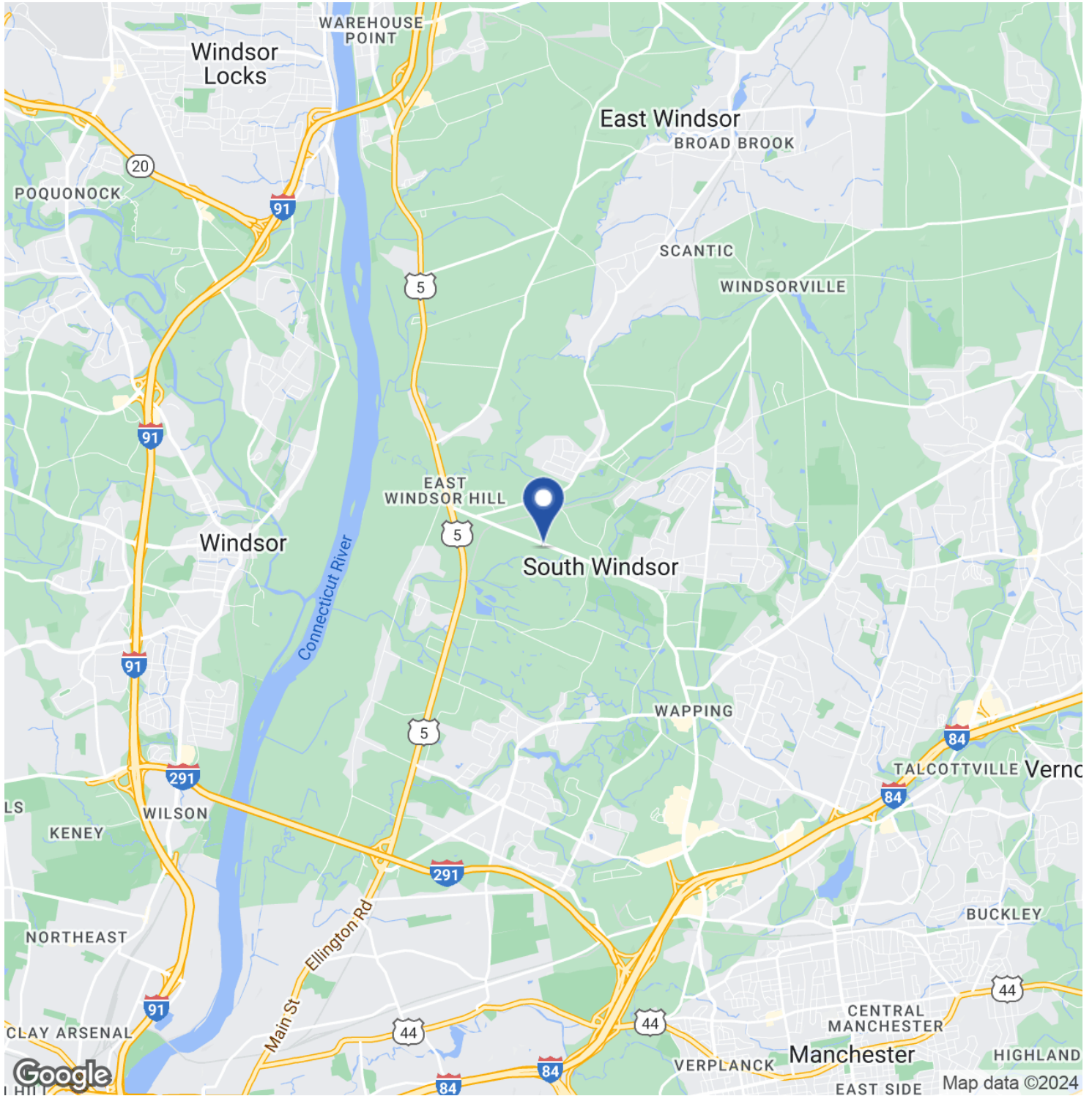
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Director, Industrial Brokerage

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