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Commercial Firms in U.S.



# FOR SALE

980 STANLEY STREET, New Britain, CT 06051

7,490± SF Industrial Building on 1.03± Acre in the B3 Zone

**SALE PRICE: \$750,000**

## HIGHLIGHTS

- 7,490± SF 1-story Industrial Building
- Fully Rebuilt and expanded in 2002
- Clear Height: 13' to beams, 16' between beams
- 2 Drive-in Doors
- Clear Span
- 1.03 acres in the B3 Zone
- Ample Parking Area
- Easy access to Rt. 9

## CONTACT

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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

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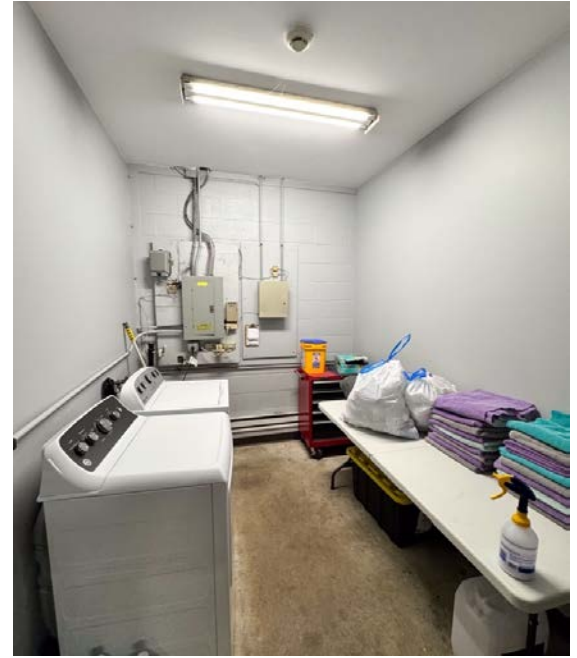


**SALE PRICE \$750,000**

**980 Stanley St, New Britain, CT**

**7,490± SF Industrial Building**

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# FOR SALE

**SALE PRICE \$750,000**

**980 Stanley St, New Britain, CT**

**7,490± SF Industrial Building**

## BUILDING INFORMATION

**GROSS BLD. AREA:** 7,490± SF

**# OF FLOORS:** 1 Story

**COLUMN SPACING:** Clear span

**CLEAR HEIGHT:** 13' to main beams,  
16' between beams

**DRIVE-IN DOORS:** 2 Drive-ins

1 – 12' H x 14' W, 1 – 8' H x 20' W

**CONSTRUCTION:** Steel Framing

**ROOF TYPE:** Gable, Metal

**YEAR BUILT:** 1983/Fully rebuilt and  
expanded in 2002

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** None

**HEAT:** Heating Units, new in 2023

**SPRINKLERED:** No

**ELECTRIC/POWER:** 100 Amp

## SITE INFORMATION

**SITE AREA:** 1.03± Acres

**ZONING:** B3\*

**PARKING:** Ample Parking Spaces

**SIGNAGE:** Monument

**VISIBILITY:** Excellent Visibility

**FRONTAGE:** 285' on Stanley Street

**HWY ACCESS:** Rt. 9, Exit 38

## UTILITIES

**SEWER/WATER:** City

**GAS:** Yes

## TAXES

**ASSESSMENT:** \$299,950

**MILL RATE:** 39.18

**TAXES:** \$11,752.04 (\$1.57/SF)

## \*ZONING PERMITTED USES

[Click here to see  
B3 Zoning Regulations](#)



[Click here to see  
Full Zoning Regulations](#)



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