



42 Neal Ct, Plainville, CT | \$800,000

### Prime Industrial Opportunity – Versatile Warehouse with High-End Features

Located in the heart of Plainville's industrial district, this **4,700 sq. ft.** warehouse is a rare opportunity for businesses seeking a well-equipped, high-functioning workspace. Positioned on **0.58 acres**, the property is designed to accommodate a variety of industrial, automotive, and manufacturing uses with office space available on site as well. The property is highly accessible and ready for several uses and light industrial practices.

#### Key Features:

##### Garage Bays & Ceiling Height

- Three (3) **oversized garage bays** for easy access:
  - **Bay 1:** 12' wide x 8' high
  - **Bay 2:** 10' wide x 10' high
  - **Bay 3:** 8' wide x 8' high
- **12-foot ceilings** throughout
- **Scale & engine hoist** included
- **Exhaust system** to efficiently remove dust and fumes

##### Heating, Cooling & Electrical

- Three (3) **forced hot air furnaces**
- Office space equipped with **central air conditioning**
- **1,200 AMP, 3-phase electrical system** – perfect for high-powered machinery and industrial operations

##### Recent Upgrades & Condition

- **New pitched roof (2023)**
- **Paved driveway (2022)** with **13+ lined spaces**, plus additional perimeter parking
- **Exterior lighting & signage** for security and visibility

##### Additional Amenities

- **Two (2) restrooms**
- **Pre-engineered steel frame construction** for durability and structural integrity
- Zoned **Industrial (I)** – ideal for warehousing, manufacturing, or automotive businesses

This well-maintained property offers an excellent combination of functionality and location, making it an ideal investment for expanding businesses or industrial operations.

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