

# FOR SALE | 3 PROPERTY PORTFOLIO

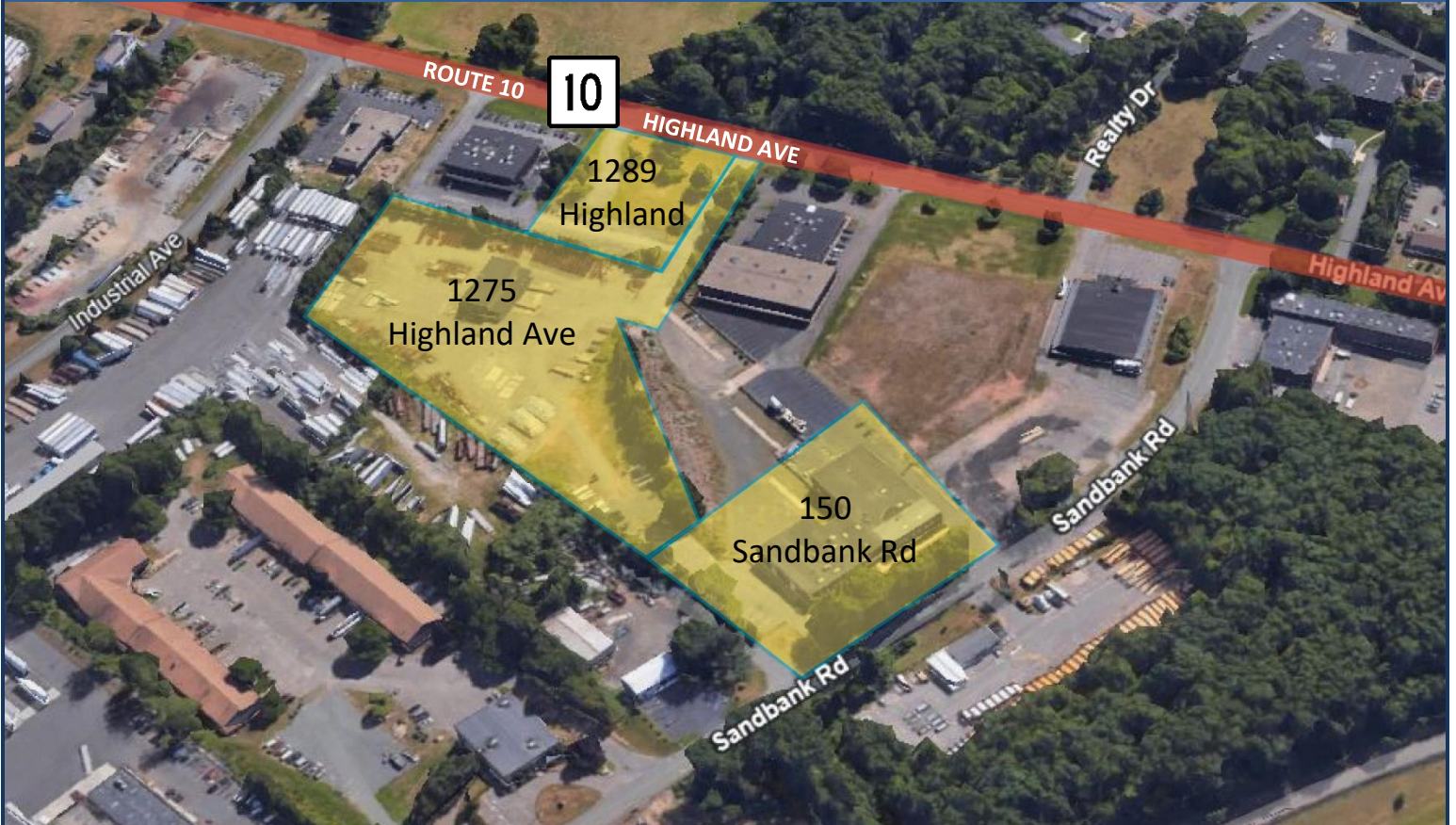
## PROPERTIES TO BE PURCHASED INDIVIDUALLY OR COLLECTIVELY



1275 Highland Ave, 1289 Highland Ave and 150 Sandbank Road, Cheshire CT 06410

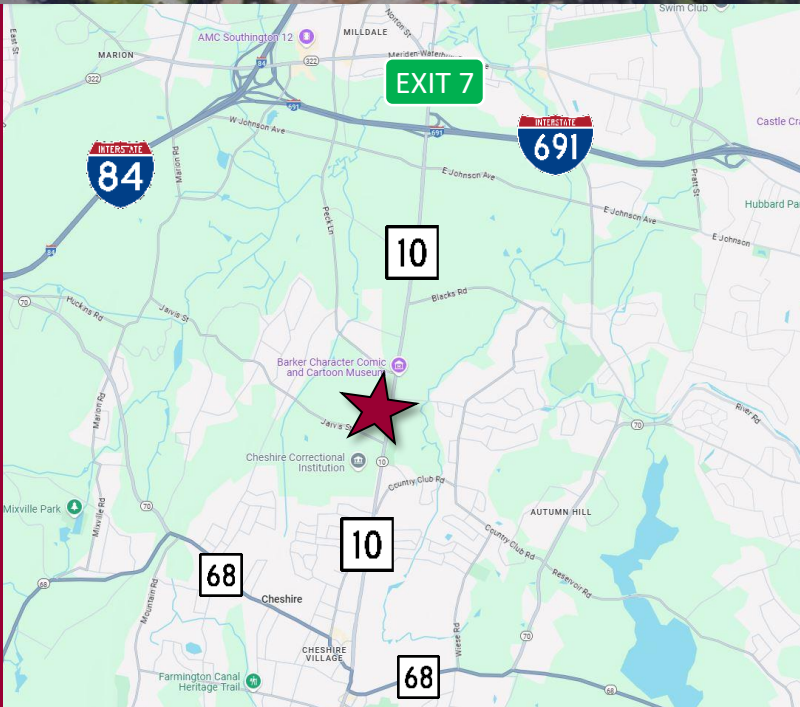
1275 Highland Ave: \$1,995,000 | 1289 Highland Ave: \$660,000 | 150 Sandbank Rd: \$2,500,000

Ranked in Top 50  
Commercial Firms in U.S.



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### Property Highlights

- 3 Properties for Sale
- Individual or as Portfolio
- **1275 Highland Ave**
  - \$1,995,000
  - 3.65± Acres
  - 3,600± SF Industrial Warehouse
  - Partial Yard Lease
  - I-1 Industrial Zoned
- **1289 Highland Ave**
  - \$660,000
  - Vacant Land – 1.12± Acres
  - Partial Parking Lease
  - I-1 Industrial Zoned
- **150 Sandbank Road**
  - \$2,550,000
  - 2.21± Acres
  - 30,616± SF Industrial Building
  - 2 Tenants in Place - 100% Occupancy
  - I-1 Industrial Zoned

For more information contact:

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O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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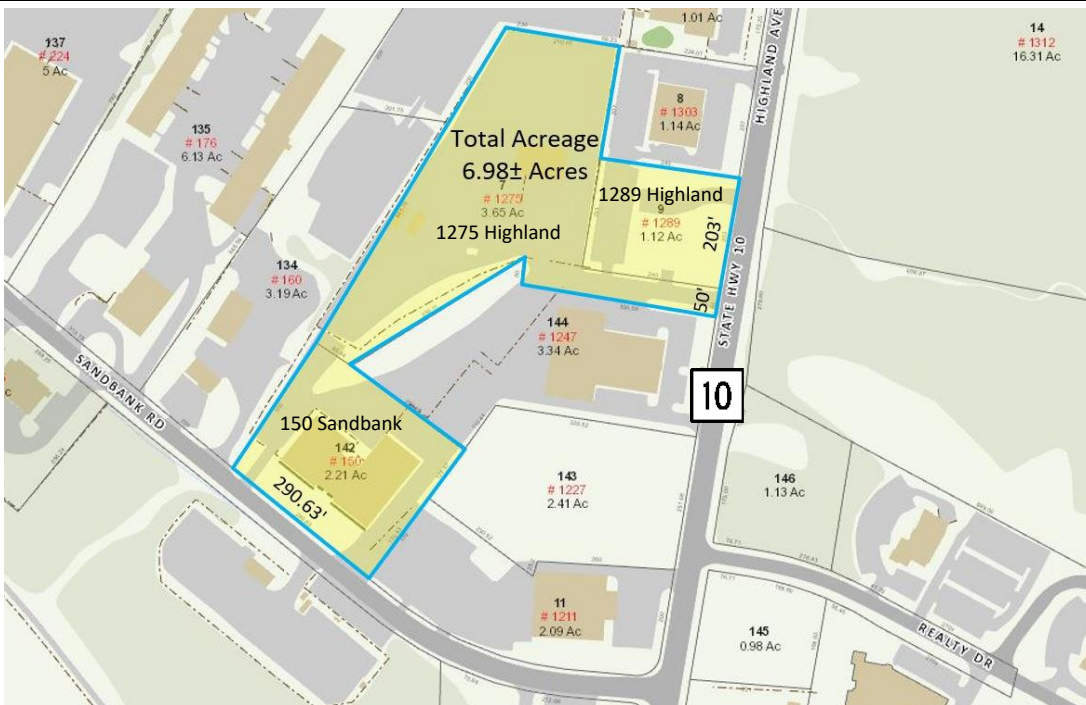


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<b>BUILDING INFORMATION</b>		<b>VACANT LAND</b>		<b>BUILDING INFORMATION</b>	
GROSS BLDG AREA	3,600± SF	GROSS BLDG AREA	N/A	GROSS BLDG AREA	30,616± SF
FLOORS	1	FLOORS	N/A	FLOORS	2
CONSTRUCTION	Masonry, Wood	CONSTRUCTION	N/A	CONSTRUCTION	Masonry, Wood
ROOF TYPE	Composite	ROOF TYPE	N/A	ROOF TYPE	Composite
YEAR BUILT	1972	YEAR BUILT	N/A	YEAR BUILT	1968
AIR CONDITIONING	None	AIR CONDITIONING	N/A	AIR CONDITIONING	Central Air
TYPE OF HEAT	Oil, Forced Hot Air	TYPE OF HEAT	N/A	TYPE OF HEAT	Gas, Forced Hot Air
<b>SITE INFORMATION</b>		<b>SITE INFORMATION</b>		<b>SITE INFORMATION</b>	
ACREAGE	3.65± Acres	ACREAGE	1.12± Acres	ACREAGE	2.21± Acres
ZONING	I-1	ZONING	I-1	ZONING	I-1
PARKING	Open	PARKING	Open	PARKING	Open
FRONTAGE	50 Feet	FRONTAGE	203 Feet	FRONTAGE	290.63 Feet
WATER	Public Connected	WATER	At Street	WATER	Public Connected
SEWER	Septic	SEWER	At Street	SEWER	Septic
ASSESSMENT	\$368,480	ASSESSMENT	\$191,660	ASSESSMENT	\$1,078,210
MILL RATE	27.46	MILL RATE	27.46	MILL RATE	27.46
TAXES	\$10,118.46	TAXES	\$5,262.98	TAXES	\$29,607.66
<b>FINANCIAL INFORMATION</b>		<b>FINANCIAL INFORMATION</b>		<b>FINANCIAL INFORMATION</b>	
Includes partial yard lease.		Includes partial land lease for additional parking to adjacent property for fitness center.		Includes 2 leases to Tenants. 30,616± SF Industrial Building, 100% Occupied.	

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