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FOR SALE OR LEASE

1198 West Street, Southington, CT 06489
5,512± SF Industrial Building on 4.37± Acres

SALE PRICE: \$1,350,000 | LEASE RATE: \$125,000/YEAR NNN

HIGHLIGHTS

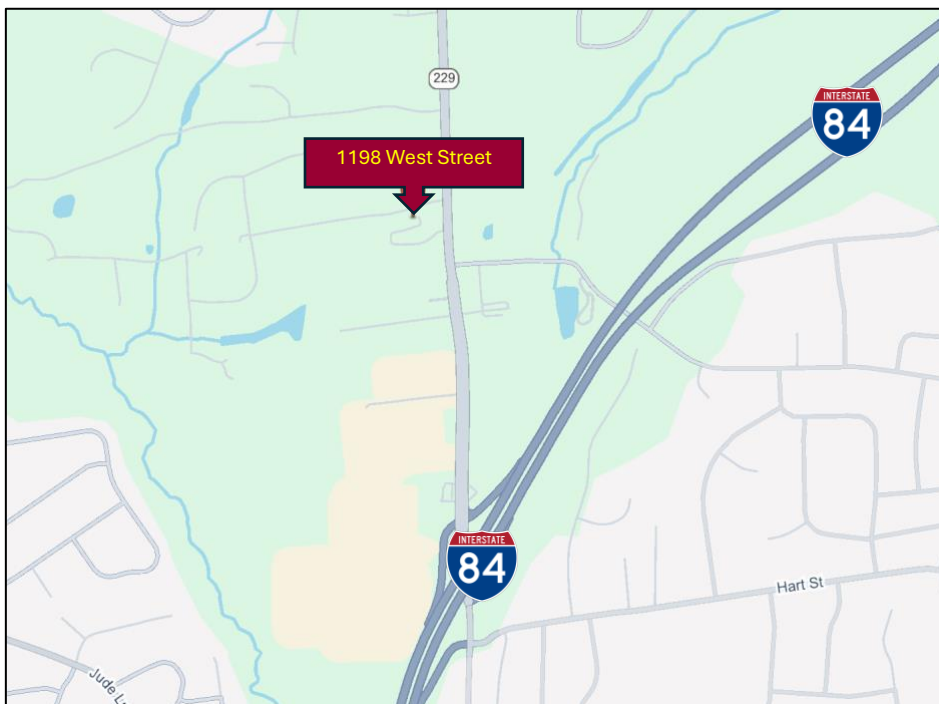
- Unique Industrial Building on Large Lot with ample parking
- 5,512± SF Industrial Building
- **Outside Storage**
- **Contractor Yard**
- Expansion Potential
- 3 Overhead Drive-In Doors
 - 16' x 14'
- Situated on 4.37± Acres set back from main road
- Immediate Access to I-84

CONTACTS

Luke Massirio

(860) 761-6016

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WWW.ORLCOMMERCIAL.COM



2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

Broker of Record: Jay L. Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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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BUILDING INFORMATION

GROSS BLD. AREA: 5,512± SF

OF FLOORS: 1 Story with Mezzanine

SPACE BREAKDOWN:

1st Floor – 4,800± SF

Mezzanine – 712± SF

CONSTRUCTION: Steel Frame

CLEAR HEIGHT: 21' – 23'

DRIVE-IN DOORS: (3) 16' x 14'

ROOF TYPE: Gable, Enamled Metal

YEAR BUILT: 2009

MECHANICAL EQUIPMENT

AIR CONDITIONING: Office Only

HEAT: Hot Air – no Duc

SPRINKLERED: No

POWER: 1000 amps, 240V, 3-phase

SITE INFORMATION

SITE AREA: 4.37± Acres

ZONING: I-2

PARKING: Ample

SIGNAGE: Monument

VISIBILITY: Excellent Visibility

HWY ACCESS: I-84 Exit 31

TRAFFIC COUNT: 20,300± ADT

UTILITIES

SEWER: Septic

WATER: City

GAS: Yes

TAXES

ASSESSMENT: \$235,400

MILL RATE:

TAXES: \$7,817.64 (\$1.42/SF)



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