



# INVESTMENT OPPORTUNITY

150-154 Knotter Drive, Cheshire, CT 06410

135,470± SF INDUSTRIAL / FLEX BUILDING ON 34.0 ACRES | 100% LEASED

**SALE PRICE \$11,200,000 – 8% Cap Rate**

## HIGHLIGHTS

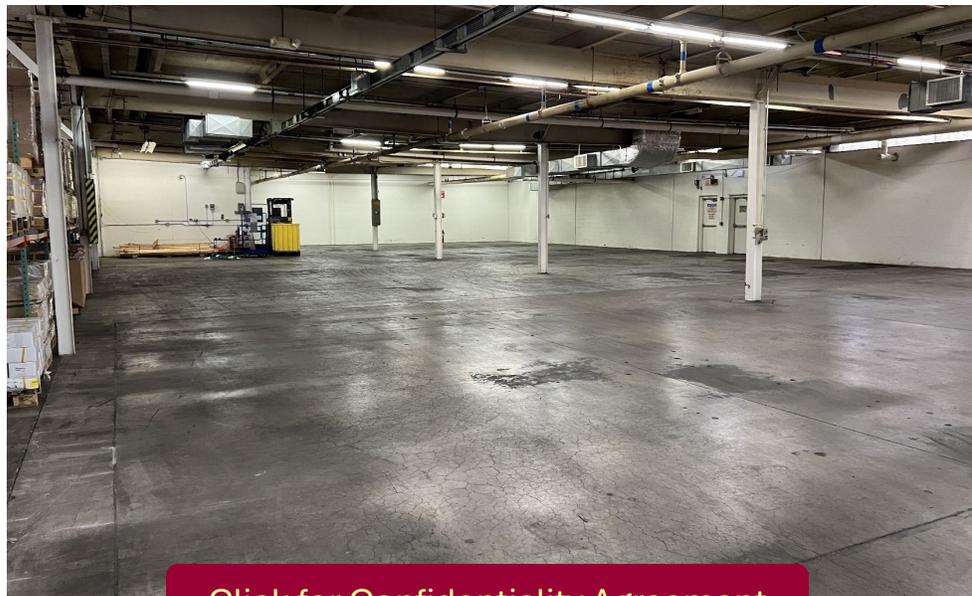
- NOI: \$909,510 | Cap Rate: 8%
- 135,470± SF Industrial / Flex Building
- Fully Leased
- Expansion Potential
- 100% Central Air
- 14' Ceilings, 6 Docks, 2 Drive-ins
- Heavy Power
- Ample Parking, Close to Highways

## CONTACT

**Sam Crampton**

Cell: 203-343-8426

[scrampton@orlcommercial.com](mailto:scrampton@orlcommercial.com)



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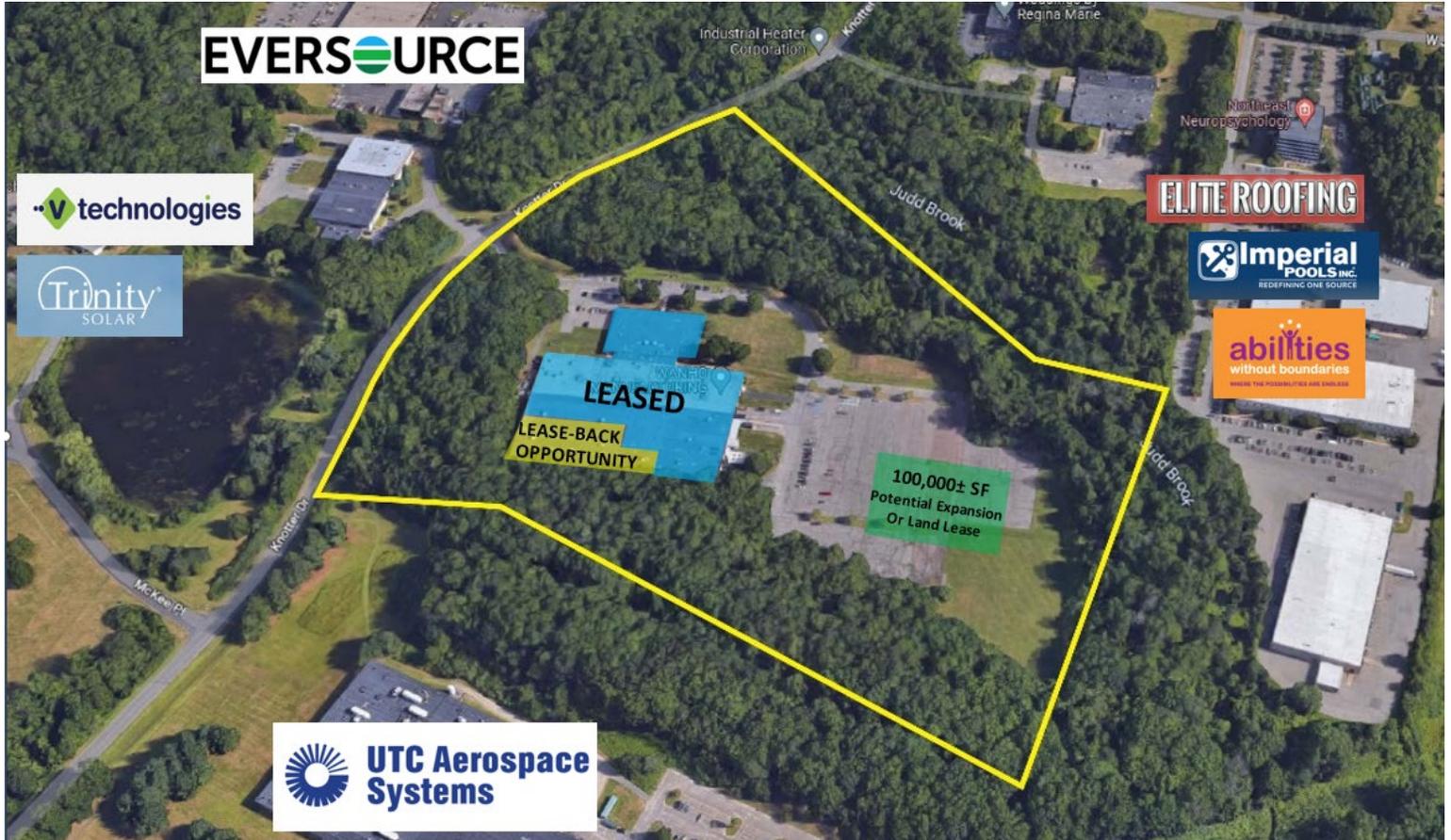
[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



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: J. Richard Lee | (203) 643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) | License: REB.0758300



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**BUILDING INFORMATION**

**GROSS BLDG AREA:** 135,470± SF

**AVAILABLE AREA:** 100% Leased

**# OF FLOORS:** 1

**LOADING DOCKS:** 6 Loading Docks

**DRIVE-IN DOORS:** 2 Drive-in Doors

**CLEAR HEIGHT:** 14 Feet

**CONSTRUCTION:** Masonry

**ROOF TYPE:** Composite

**YEAR BUILT:** 1972

**MECHANICAL EQUIPMENT**

**AIR CONDITIONING:** Central Air 100%

**HEAT:** Gas, Forced Hot Air

**SPRINKLERED:** Fully Sprinklered, Wet System

**ELECTRIC/POWER:** Heavy Power - 1200amp, 480v 3ph 4w

**SITE INFORMATION**

**SITE AREA:** 34.0± Acres

**ZONING:** I-2

**PARKING:** Ample

**SIGNAGE:** Building, Monument

**VISIBILITY:** Excellent

**HWY ACCESS:** I-691 or I-84

**UTILITIES**

**SEWER/WATER:** Public Connected

**GAS:** Yes

**TAXES**

**ASSESSMENT:** \$4,040,750

**MILL RATE/TAXES:** 29.74 / \$120,171.92

**EXPENSES**

**RE TAXES:**  Tenant  Landlord

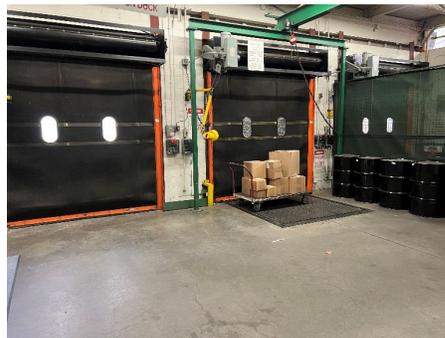
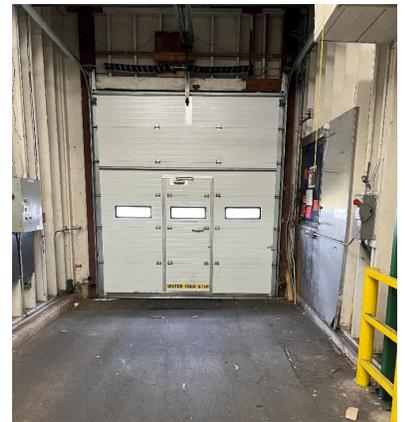
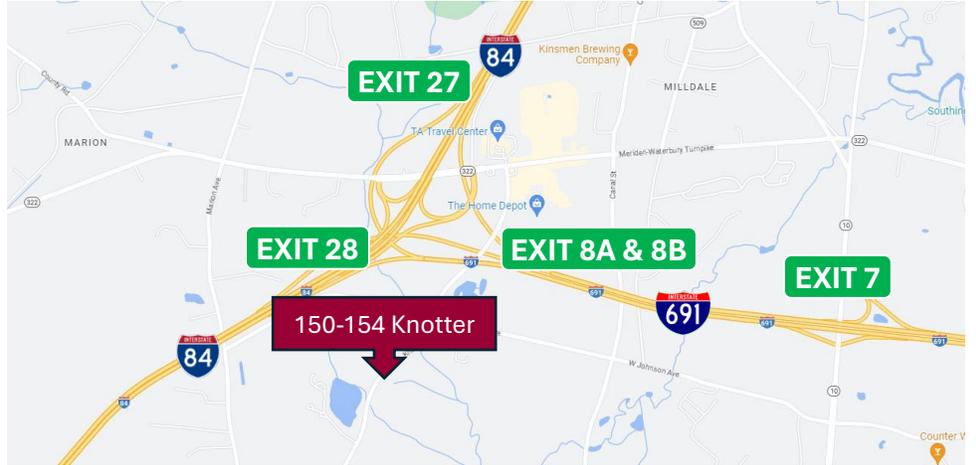
**UTILITIES:**  Tenant  Landlord

**INSURANCE:**  Tenant  Landlord

**MAINTENANCE:**  Tenant  Landlord

**JANITORIAL:**  Tenant  Landlord

**NNN EXPENSES:** \$2.62/psf



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