

For Sale - Shell building with Rail Spur

*Approximately +/- 175,000 SF Shell Building Situated on +/- 37.33 Acres in
CLINTON, CT*



CONSTRUCTION

Combination of masonry construction with an IMP addition; steel columns; EPDM roof over main building; metal roof over addition

CEILING HEIGHTS

Approximately 14'-22' clear

TRUCK LOADING

There are six (6) exterior loading docks and six (12' x 16') drive-in doors

SPRINKLER

Wet sprinkler system

UTILITIES

The electric is provided by Northeast Utilities Services Co; Gas is provided by Southern Connecticut Gas Co and the water and sewer is supplied by Connecticut Water Company; building is in "shell" state with no interior distribution of utilities

RAIL

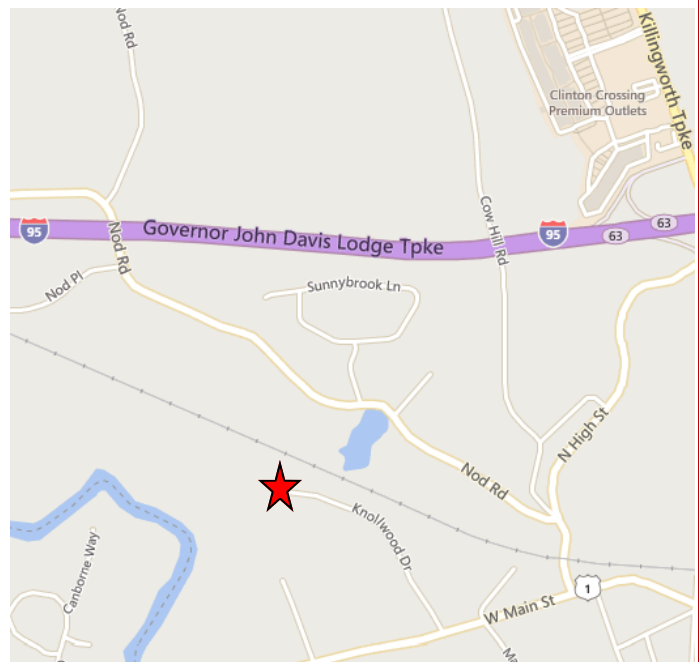
The property has rail access with one active rail spur; freight service provided by CSX

ZONING

I-1

LOCATION

Property is located immediately off Interstate 95, Exit 62 & 63.



BINSWANGER

For more information contact

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