



INDUSTRIAL PROPERTY FOR SALE

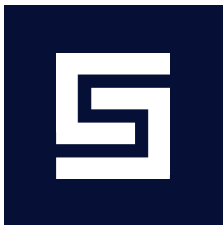
15,270 SF FLEX BUILDING

41 SEQUIN DRIVE | GLASTONBURY, CT 06033

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SENTRY COMMERCIAL BROKER ADVISORY LLC | 860.983.0029 | WWW.SENTRYCOMMERCIAL.COM



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PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer 41 Sequin Drive, Glastonbury CT for sale. This is an attractive income producing flex facility with exceptional clear height up to 20' clear. Ideal for investors and owner occupants.

OFFERING SUMMARY

Reduced Sale Price:	\$1,495,000
Lot Size:	1.09 Acres
Building Size:	15,270 SF

PROPERTY HIGHLIGHTS

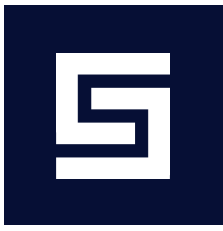
- 10,000 SF currently leased until September of 2025
- Attractive office space that can be subdivided to 2,500 SF
- Two dock doors
- 800 amps of power
- Close access to Route 2

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Reduced Sale Price: \$1,495,000

BUILDING SPECIFICATIONS

Building Size	15,270 SF
Office Space	10,024 SF
Warehouse	5,246 SF
Ceiling Height	20 ft
Docks	2 (8x10)
Column Spacing	Clear span (warehouse area)
Year Built	1991

MECHANICAL/UTILITIES

Power	800 amps (2 services @ 400 amps)
Heat	Gas
Air Conditioning	100%
Lighting	Fluorescent
Sprinkler	No
Water/Sewer Company	City

LAND

Lot Size	1.09 acres
Parking	42 spaces
Zoning	PC

TAXES

Tax PSF	\$1.57 SF
Taxes	\$23,970.73
Year Assessed	2022
Mill Rate	31.01

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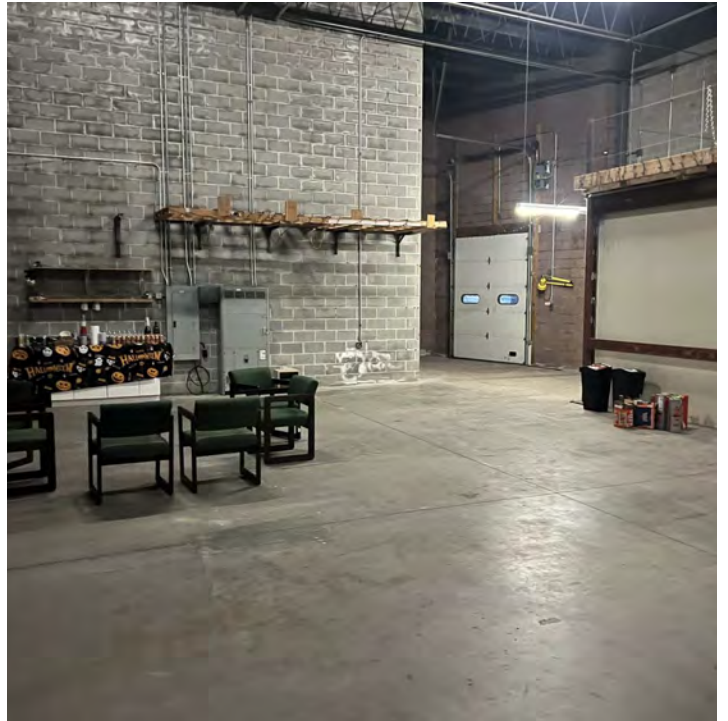
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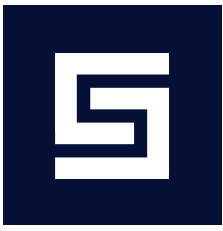


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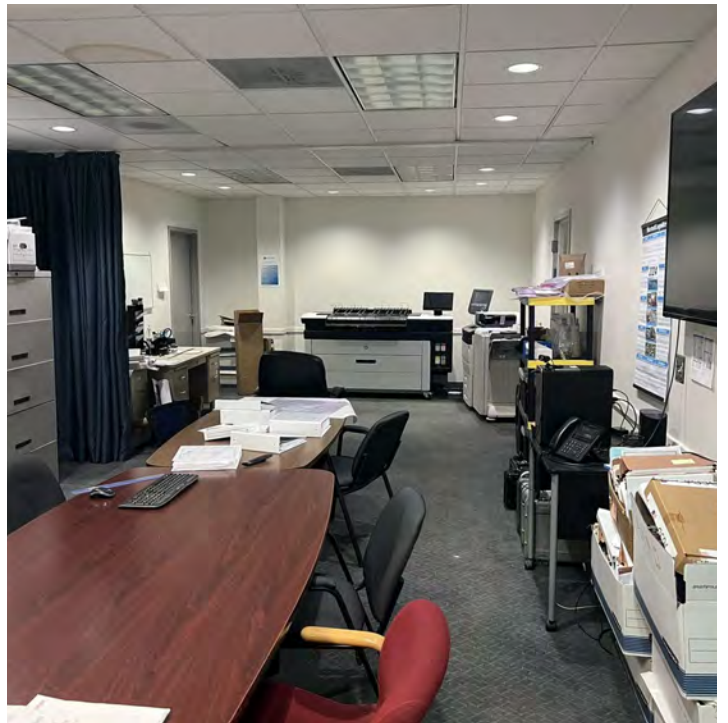
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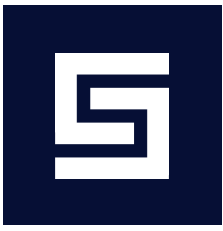


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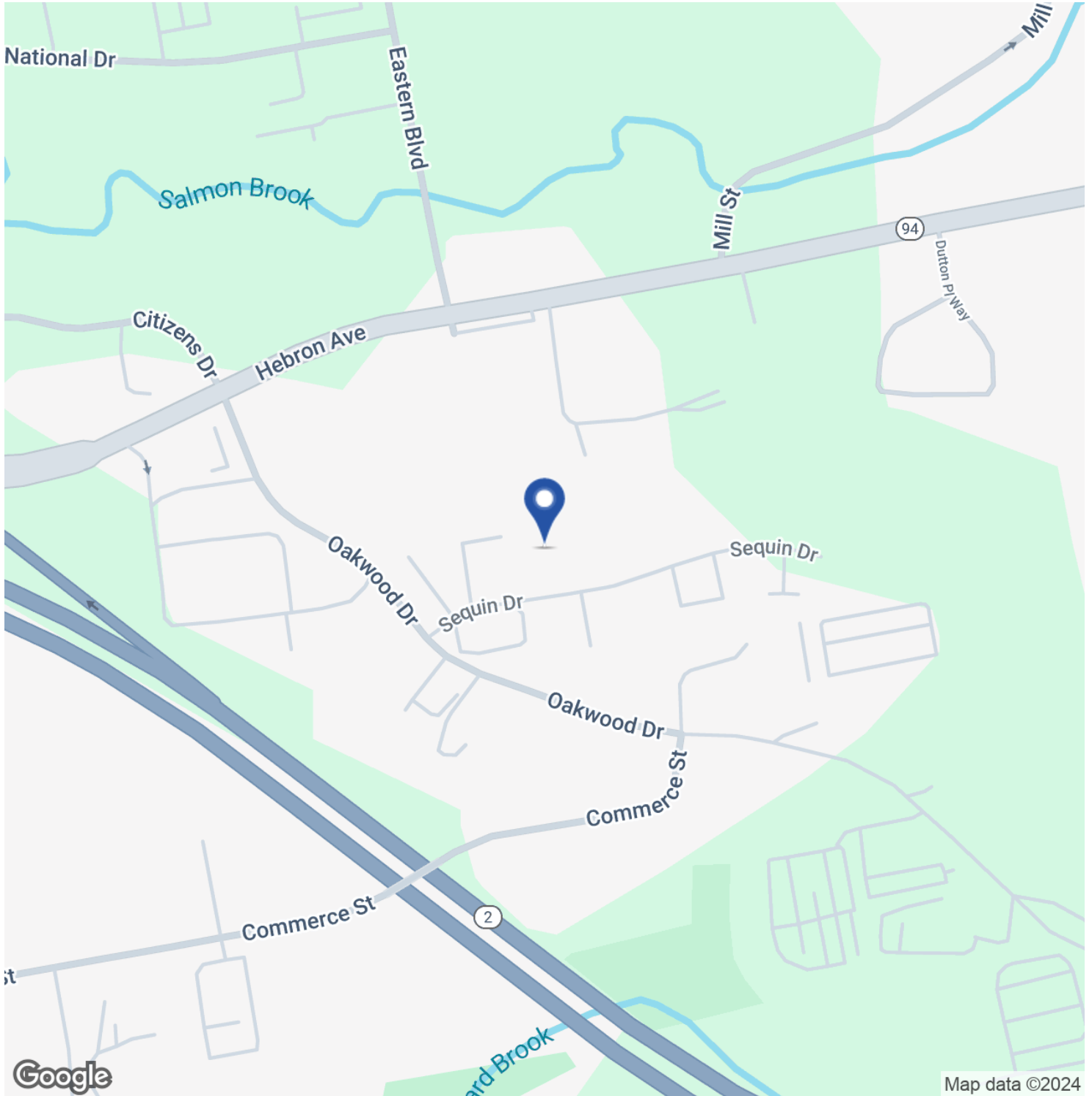
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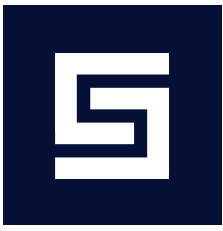


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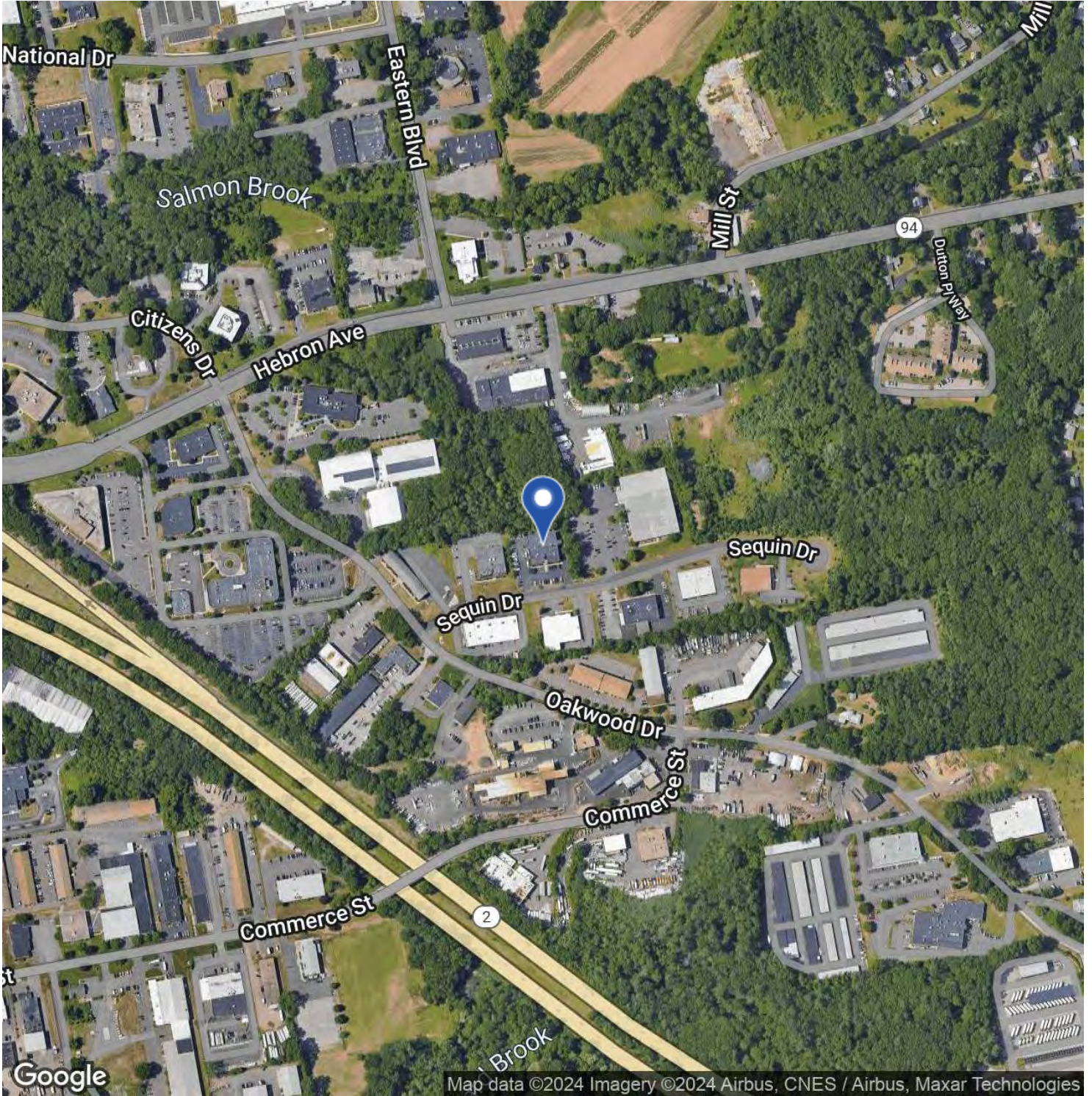
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