

# FOR SALE | 23,970± SF INDUSTRIAL BUILDING

## SOLAR FIELD SUPPLIES MAJORITY OF ELECTRICITY

980 South Street, Suffield, CT  
SALE PRICE: \$1,900,000

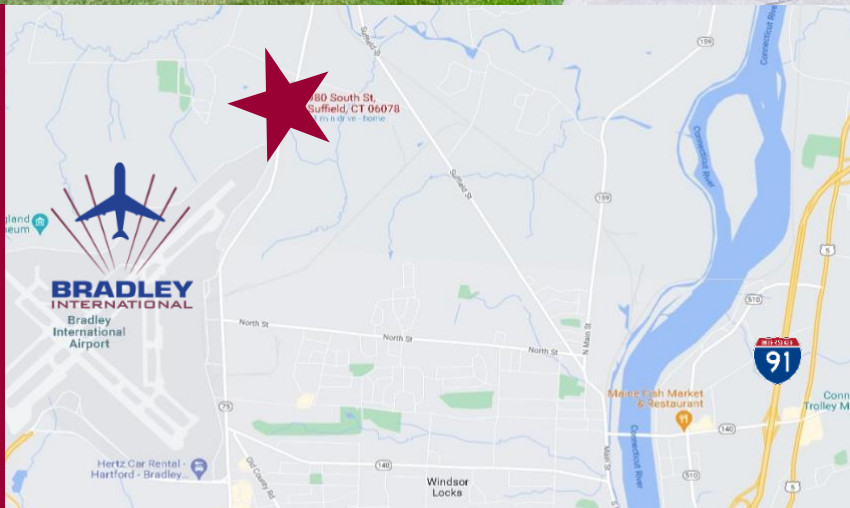


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### Property Highlights

- 23,970± SF Building
  - Warehouse: 14,680± SF
  - Office: 9,290± SF
    - 1<sup>st</sup> FL: 5,710± SF
    - 2<sup>nd</sup> FL: 3,580± SF
- 1 Story plus Mezzanine
- 2 Docks (1 with Leveler)
- 1 Drive-in (12' W x 14' H)
- 4.32 Acres in PDIP Zone
- Parking: 50 Spaces
- Signage: On-Building

For more information contact: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com)

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  
Broker of Record: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

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### BUILDING INFORMATION

GROSS BLD. AREA	23,970± SF
AVAILABLE AREA	23,970± SF
WAREHOUSE AREA	14,680± SF
OFFICE AREA	1 <sup>st</sup> FL: 9,290± SF 2 <sup>nd</sup> FL: 3,580± SF
NUMBER OF FLOORS	1 plus Office Mezzanine
CLEAR HEIGHT	22' (sides) - 24' 6" (center)
LOADING DOCKS	2 (1 with leveler)
DRIVE-IN DOORS	1 (12' W x 14' H)
CONSTRUCTION	Steel
ROOF TYPE	Flat
YEAR BUILT	2010

### SITE INFORMATION

SITE AREA	4.32 Acres
ZONING	PDIP
PARKING	50 Spaces
SIGNAGE	On-Building
VISIBILITY	Excellent
FRONTAGE	±343'
HWY.ACCESS	I-91

### UTILITIES

SEWER	Public
WATER	Public
GAS	Yes

### TAXES

ASSESSMENT	\$1,734,950
MILL RATE	28.61
TAXES	\$42,409

### MECHANICAL EQUIPMENT

AIR CONDITIONING	Central (Entire Building)
TYPE OF HEAT	Forced Hot Air
SPRINKLERED	Yes
ELECTRIC SERVICE	800 A, 120 V, 3-phase with solar array installed 4 years ago*
ELEVATOR(S)	No

**COMMENTS** \*Solar Field supplements 70%-80% of electricity costs. The solar panels were installed in 2020 and all equipment is owned, not leased.

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- 2 Docks (1 with Leveler)
- 1 Drive-in (12' W x 14' H)
- 4.32 Acres in PDIP Zone
- Parking: 50 Spaces
- Signage: On-Building
- Many area amenities
  - Shopping
  - Banking
  - Dining



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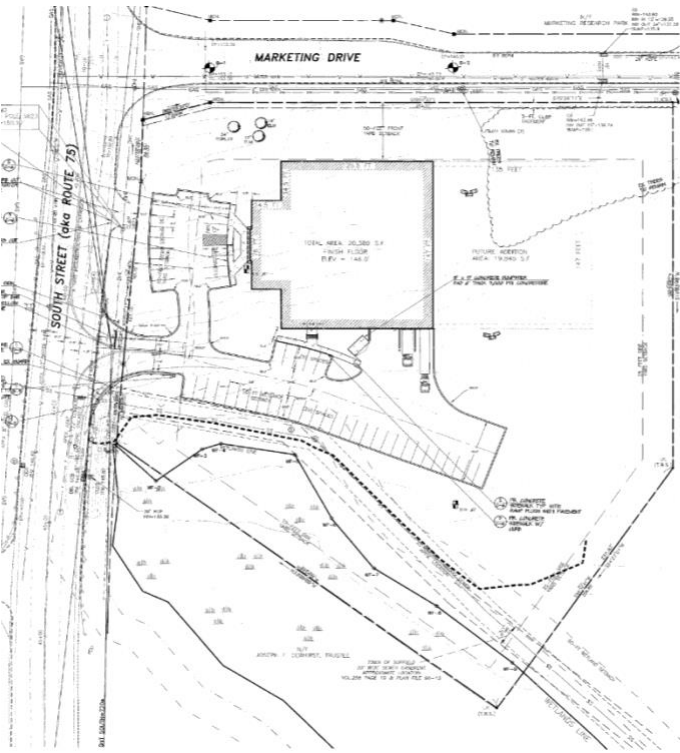
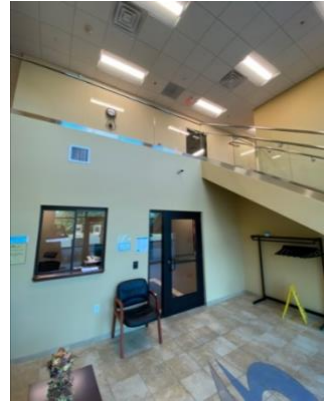
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Solar array supplies majority of electricity



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