

FOR SALE



ONE COLONIAL ROAD

Manchester, Connecticut



FOR SALE



ONE COLONIAL ROAD Manchester, Connecticut

PRICE REDUCED: \$800,000.



FORMER HEADQUARTERS

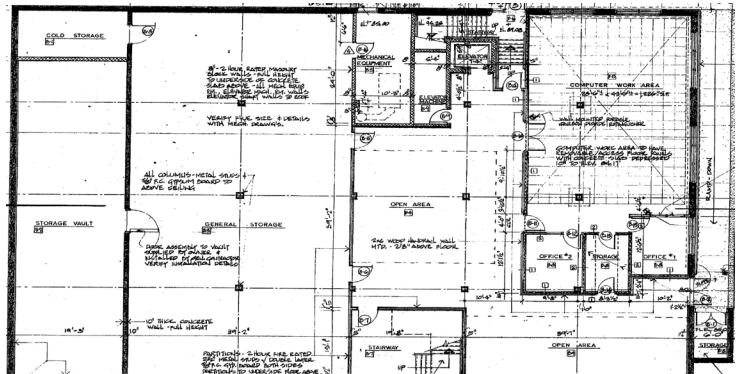
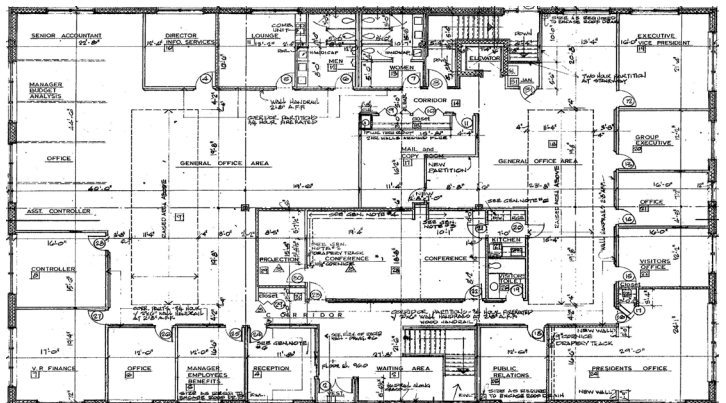
- Offices on Ground Level
- IT/Storage on Lower Level
- Elevator

HIGHLIGHTS

20,000 SF

6.6 Acres

- Developable Land
- Industrial Zone
- 2 Levels of 10,000 SF



FOR SALE



ONE COLONIAL ROAD Manchester, Connecticut



PROPERTY OVERVIEW:

- Acres:** 6.6
- Zoning:** Industrial
- Constructed:** 1978
- Parking:** 77 Spaces
- Electric:** Eversource Electric
- Gas:** Connecticut Natural Gas
- Water / Sewer:** Manchester Water and Sewer
- Internet / Cable:** Cox Cable
- Generator:** Whole Building / Natural Gas
- Roof:** Replaced 2005
Single-Ply System
Carlisle Golden Seal Total Roofing System
- HVAC:** Hot Water Baseboard Units On Perimeter -
(Natural Gas On First Floor)
Rooftop Units (Natural Gas)
A/C - Rooftop Units Replaced Around 2009
Liebert Units



FOR SALE



ONE COLONIAL ROAD Manchester, Connecticut



FOR MORE INFORMATION, CONTACT:

Jon Putnam

Executive Director

+1 860 616 1445

jonathan.putnam@cushwake.com

A licensed real estate broker in CT and MA
Licensed affiliated with Cushman & Wakefield of
Connecticut, Inc

Cushman & Wakefield of Connecticut, Inc.

280 Trumbull Street 21st Floor

Hartford, CT 06103

860 249 0900

cushmanwakefield.com

©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.