



Sale Price
\$2,900,000

10 Sparks Street Plainville, CT 06062

**±24,381 SF Industrial Building for Sale
100% Leased with Long Term Tenants**

10 Sparks Street is a ±24,381 SF industrial building on 1.26 acres. The building is 100% leased to long-term tenants. It features 14' clear span ceilings, 2 loading docks, and is fully air conditioned. Situated near route 72, the location offers easy accessibility to I-84 and Route 9.

Features

- 100% NNN leases in place generating an annual NOI of \$264,000
- Leased through 1/1/2032
- Recent improvements include new roof and mechanicals
- 2 loading docks
- 14' clear span ceiling
- 800-amp power

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