



PROPERTY FOR SALE OR LEASE

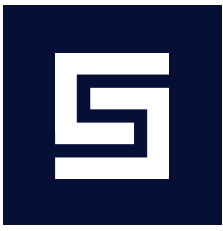
3,750 SF INDUSTRIAL/FLEX CONDOS

400 CHAPEL ROAD, UNITS 3I, 3J & 3K | SOUTH WINDSOR, CT 06074

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



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3,750 SF COMMERCIAL CONDOMINIUMS

400 CHAPEL ROAD, UNITS 3I, 3J & 3K | SOUTH WINDSOR, CT 06074



PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer for sale or lease three industrial condo units located at 400 Chapel Road in South Windsor, Connecticut (Units 3I, 3J, 3K). The units total 3,750 SF and feature approximately 2,550 SF of move-in-ready office space along with 1,200 SF of functional warehouse space.

PROPERTY HIGHLIGHTS

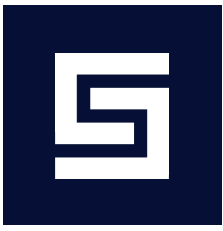
- 3 units totaling 3,750 SF
- 100% AC
- 1,200 SF of warehouse space with one (9' x 8') drive in door
- 2,550 SF of attractive office space

OFFERING SUMMARY

Sale Price	\$375,000
Lease Rate	\$13.00 PSF + CAM & utilities
Building Size	3,750 SF

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BUILDING SPECIFICATIONS

Building Size	3,750 SF
Office Space	2,550 SF +/-
Warehouse	1,200 SF +/-
Ceiling Height	8' 11"
Drives	1 @ 9' x 8'
Year Built	1986

MECHANICAL/UTILITIES

Power	200 amps
Heat	Gas
Air Conditioning	100%
Sprinkler	Yes
Lighting	Fluorescent
Water/Sewer Company	City
Electric Company	Eversource

LAND

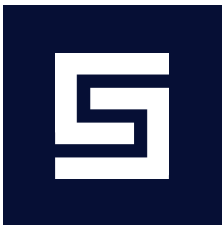
Zoning	I
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TAXES

Taxes	\$6,324
Tax PSF	\$1.68 SF

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FOR SALE

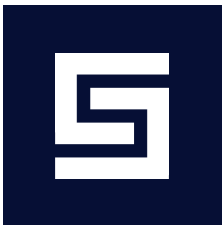
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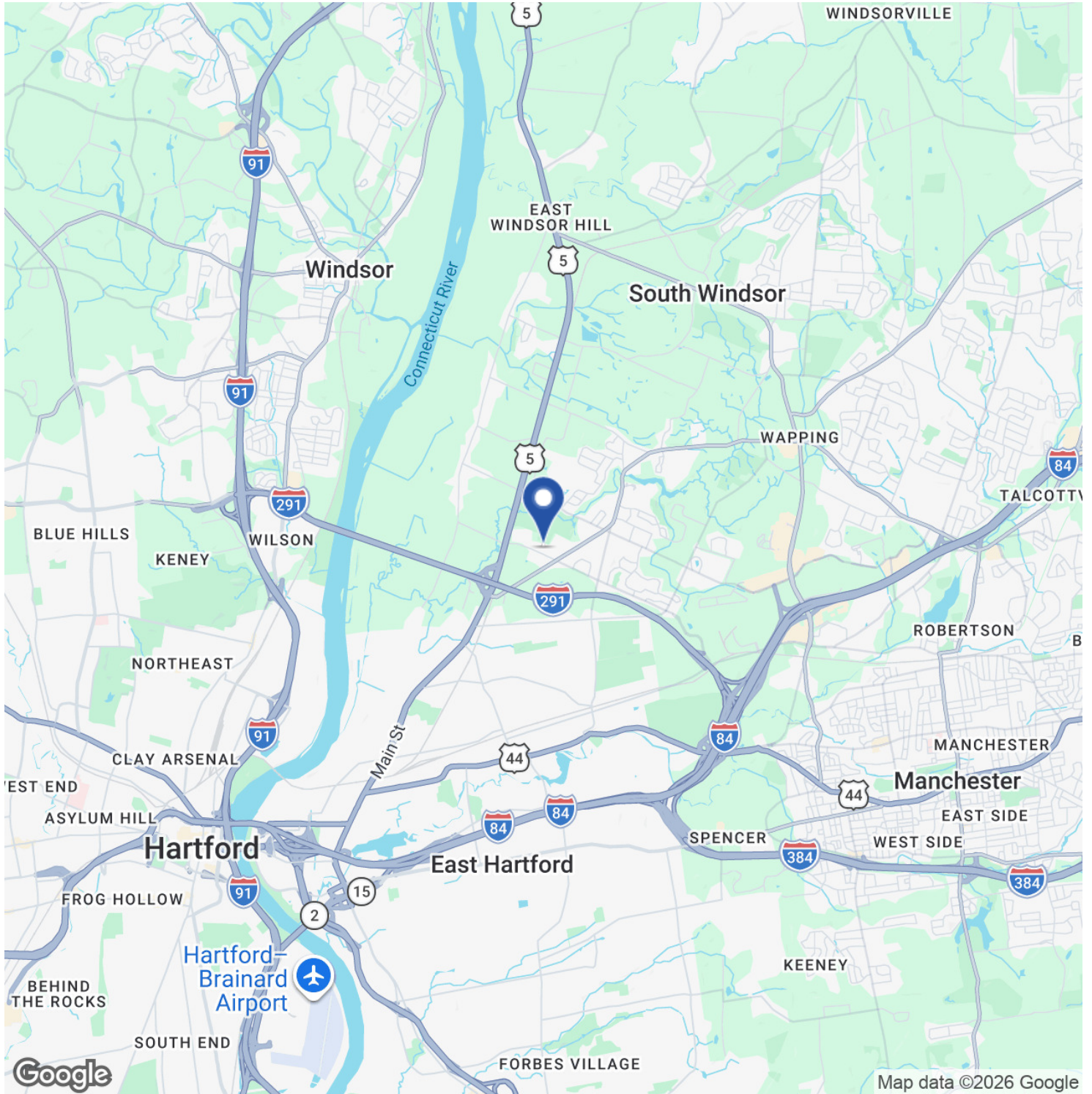




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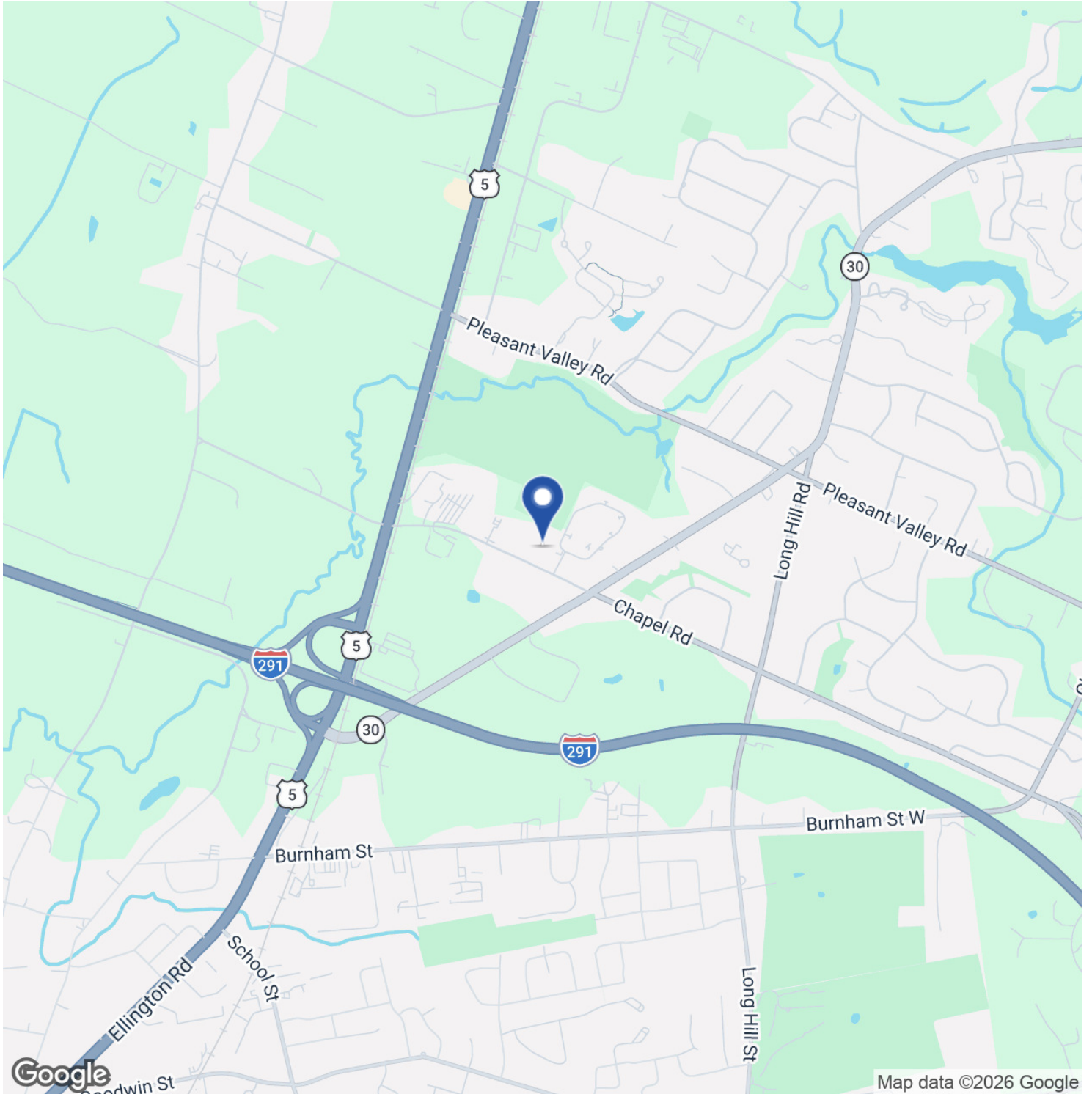




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