

6.79 ACRES INDUSTRIAL
46 Apel Place
Bank owned, Financing Available

Whether you need space for production, storage or operations, this facility is designed to support your business success. Expansive multi-building warehouse/manufacturing complex on 6.79 acres. Offering a series of small, medium and large warehouses, an office building and an 11 bay service garage with warehouse space and additional office space. This property is ideal for light industrial and a variety of commercial/industrial operations. Multiple warehouse buildings are perfect for storage, manufacturing or distribution. Convenient on-site office space to manage operations. High ceilings, large doors, loading docks and parking areas accommodate trucks, employees, trailers, machinery and equipment with ease. Service garage can be equipped for fleet service, storage or converted to complimentary usable space. Easy access to major highways, shipping routes and local business hubs. Ideal for logistics and distribution centers, light manufacturing, storage and warehousing, construction and trade businesses.

HISTORY

- 1800'S BEGAN AS A FEED GRAIN PRODUCTION COMPANY.
- Around 1930 the property was owned and operated by the Central Connecticut Cooperative Farmers Association. It was operated by this company through the 1980's when it produced in excess of 150,000 tons of grain per year.
- The primary building (Office building and warehouse) was constructed in 1930.
- Shortly following in 1930, the 9558 sq ft service garage and warehouse was added along with the silos.
- During the late 1980's when business was extremely prosperous, the large warehouse and the remaining buildings were built.
- The owners continued to operate and maintain the property with several major renovations and upgrades through the early 2000's.
- By 2016 the demand for grain had decreased considerably and the facility was closed.
- In 2019 the current owner purchased the property and used it as a wood pellet manufacturing company.

BUILDING #1 46-I LARGE WAREHOUSE

22, 080 square feet. Built in 1988, 6 BAYS 35' CEILING.2300 AMP service. Part of the wood pellet manufacturing business. There is separate gas and electric . Has a separate meter currently shut off. NO SEWER OR SEPTIC BUT HAS WATER

BUILDING #2 46 SMALL WAREHOUSE

2400 sq feet. Built in 1988. Has its own electric meter that also works 46A(Office/warehouse building) but currently shut off. This building also has a gas meter.

BUILDING #3 46G MEDIUM WAREHOUSE

11,200 square feet, built in 1975. Concrete foundation, steel frame, open layout with 7 bays partitions. Metal walls, overhead truck doors. Seamless metal roof. Ceiling height of 30'

BUILDINGS #4 SILOS AND CONCRETE TOWER- No longer in use. Ask about quote for removal.

BUILDING #5 46A OFFICE BUILDING AND WAREHOUSE

32,060 sq. feet. Total. Built in 1930. The finished office space is approx. 4000 sq ft. 3500 on the second floor and 600 on the first floor. Connected to sewer. Domestic water and fire service. There is gas to the building (two meters) but it is no longer in service as there is no furnace. Instead, the finished space has ductless split systems for heat and air. In the office building there are 6 splits up and 2 down

The multi -floor warehouse space that is connected behind the office building isn't really usable to today's standards. Removal recommended. Ask about quotes for removal.

BUILDING #6

46-F 11 BAY SERVICE GARAGE 9558 square feet built in 1930 with upgrades in the 70's, 80's and early 2000's. Concrete foundation, brick frame. Flat roof. Gas and elec. Rented to landscaping company month to month. Double bayed. The service garage has a ½ bathroom and offices and warehouse/storage space along the back. Has its own electric meter. Domestic water. Septic needs to be repaired or replaced. It has been being serviced and it has a new cover. It is suspected that the tank may have a crack.

Misc. Info

- Fire service feeds the hydrant (which is private) and the sprinkler system in 46A
- There is a telephone pole on the property with a working light that the town of Manchester services.
- There are three total electric meters. 46F, 46I, the third is located on 46 and works everything else.
(small warehouse and office/warehouse building)
- Flood insurance is needed because the very back corner of 46I is next to the creek
- There is a cell tower lease entered into by the previous owners (Connecticut Coop of Farmers) and T Mobile approx. 10-15 years ago. The lease was sold to a third party but about 3 ½ years ago the cell tower went out of service and the equipment was removed. The lease is technically still in effect on paper and within approximately 12 months the lease will be considered formally abandoned unless they find someone else to take it over.
- New domestic and fire water lines in 2022
- There are two truck scales on the property

- The total square footage of usable space (without the solos, concrete towers and older warehouse space behind the first building is about 77,320 square feet.

CENTURY 21.
AllPoints Realty



Denise Reale
860-729-8172
C21talk@aol.com