



Ranked in Top 50  
Commercial Firms in U.S.

# FOR SALE

815 North Mountain Road, Newington, CT 06111

25,929± SF Industrial Building on 1.28 Acres

**SALE PRICE: \$1,660,000**

## HIGHLIGHTS

- 25,929± SF Industrial Building Available
- 5,279± SF 2<sup>nd</sup> Floor Office Area
- 20,650± SF Warehouse
- 1.28± Acres
- 1 Loading Dock, 8' x 8' with Leveler
- 2 Drive-in Doors, 12' x 12'
- Heavy Power Throughout
- Highway Access: I-84, I-91

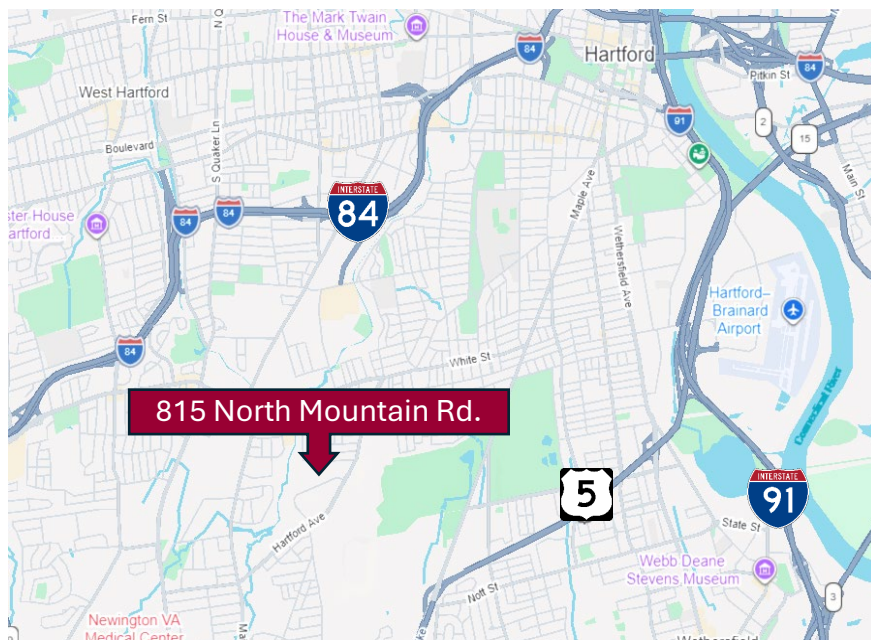
## CONTACT

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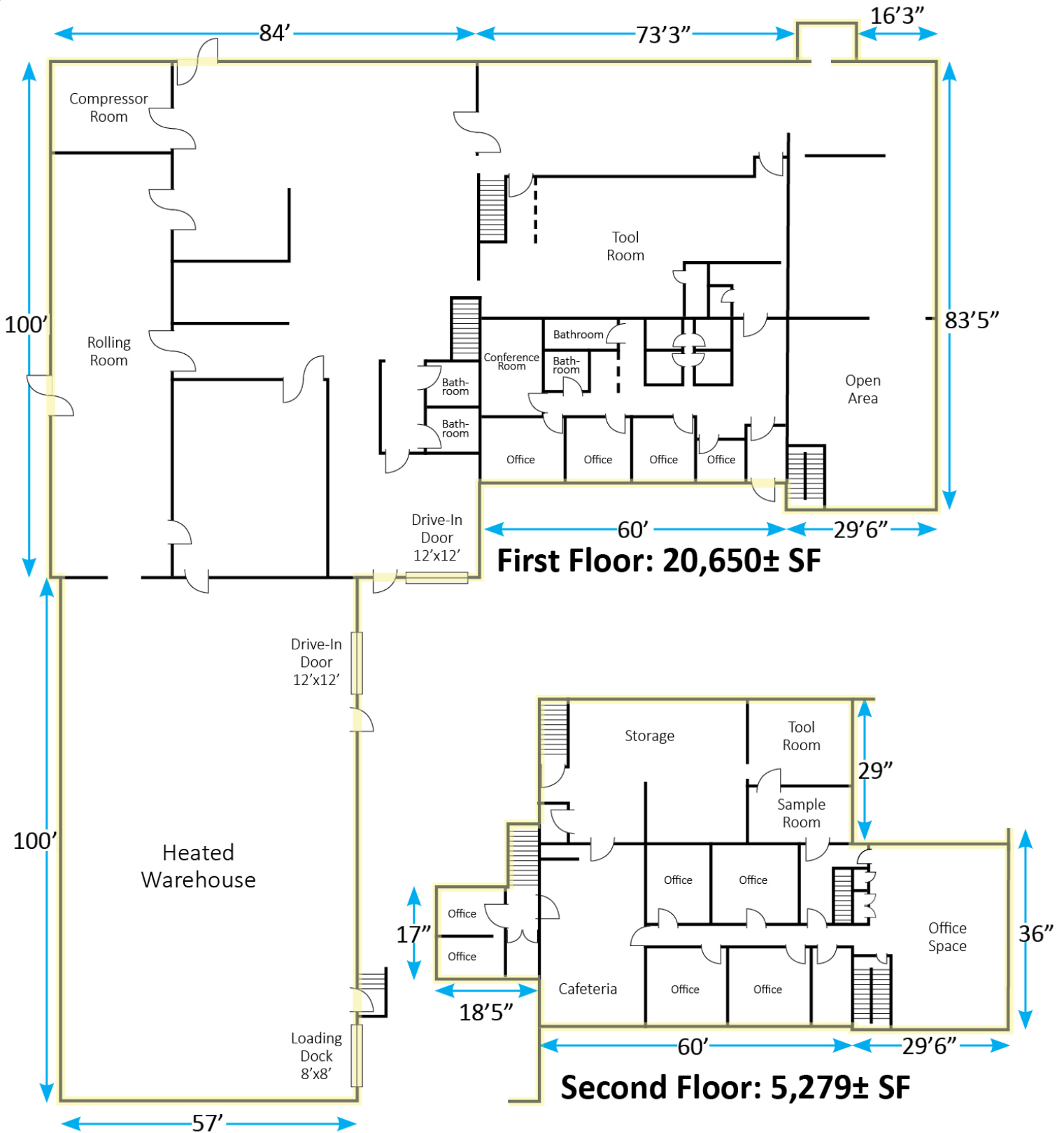


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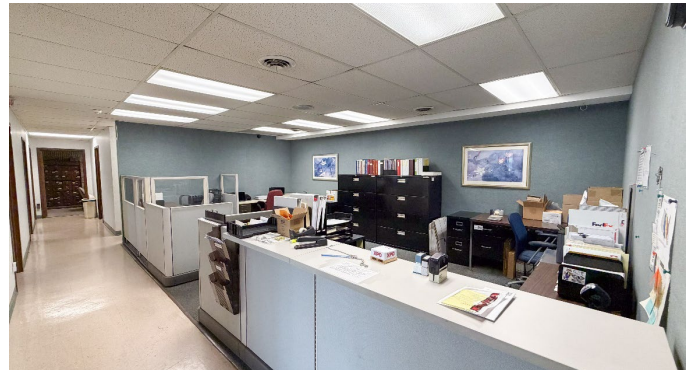
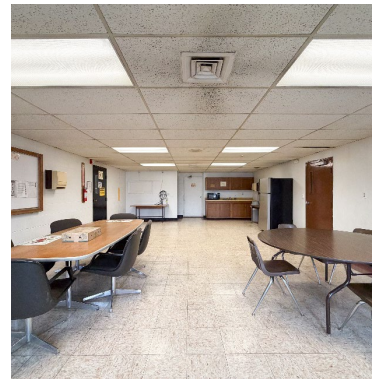
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## BUILDING INFORMATION

**GROSS BLD. AREA:** 25,929± SF

**AVAILABLE AREA:** 25,929± SF

**SPACE BREAKDOWN:** Office: 5,279± SF  
Warehouse: 20,650± SF

**# OF FLOORS:** 2

**FLOOR PLATE:** 6" Concrete

**LOADING DOCKS:** 1, 8' x 8' with Leveler

**DRIVE-IN DOORS:** 2, 12' x 12'

**CLEAR HEIGHT:** 12'9" Main – 15'3" Warehouse

**COLUMN SPACING:** 28' Main – 33' Warehouse

**CONSTRUCTION:** Masonry & Steel

**ROOF TYPE:** Rubber,

**YEAR BUILT:** 1948, Renovated 1994

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air in Office Areas

**TYPE OF HEAT:** Forced Hot Air, Gas

**SPRINKLERED:** No

**ELECTRIC/POWER:** 480v, 3ph, 600A and 208v,  
3ph, 1200A

**ELEVATORS:** No

**LIGHTING:** Upgraded LED Lighting Throughout

## SITE INFORMATION

**SITE AREA:** 1.28 Acres

**ZONING:** I

**PARKING:** 25 Spaces

**SIGNAGE:** Monument

**VISIBILITY:** Excellent on North Mountain Rd.

**FRONTAGE:** ±207'

**HWY ACCESS:** I-84, I-91

## UTILITIES

**SEWER/WATER:** City

**GAS:** Natural Gas

## TAXES

**ASSESSMENT:** 726,520

**MILL RATE:** 39.98

**TAXES:** \$29,046.28 (\$1.35/SF)

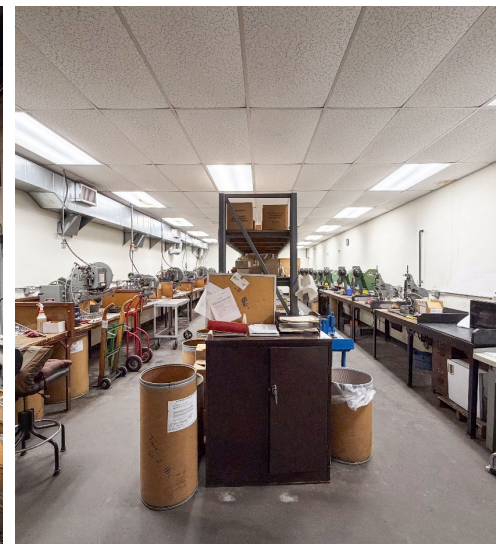
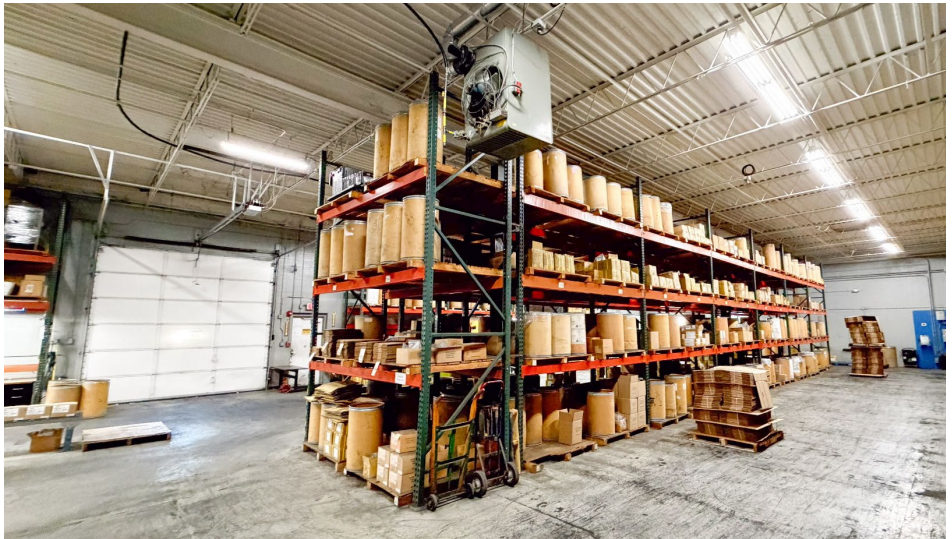
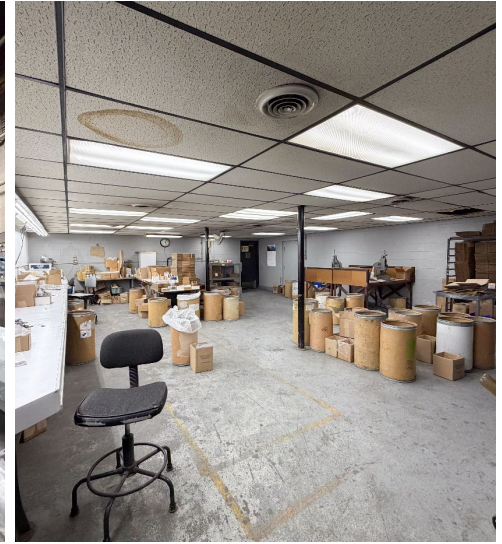
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