

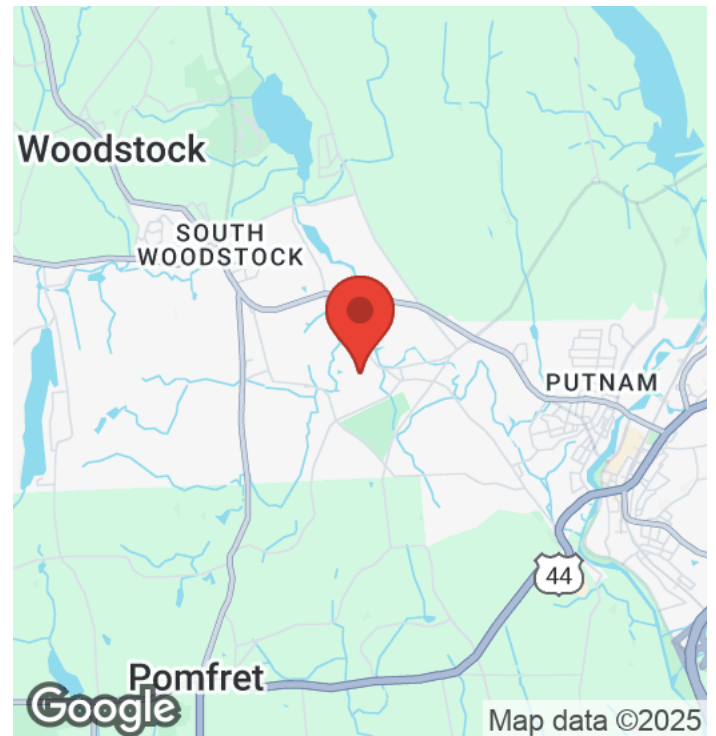
\$1,300,000



— 30 Crabtree Lane —

Property Highlights

- 10,000 SQ FT
- Zoned Industrial
- 4.67 Acres
- 14x16 & 12x12 Doors
- 3-Phase Power
- 18' Ceilings
- 5 Bathrooms
- Oil/Wood heating
- Room for expansion



PROPERTY SUMMARY

30 CRABTREE LANE | WOODSTOCK, CT 06281



Property Summary

Price:	\$1,300,000
Building SF:	10,000
Price / SF:	\$130.00
Occupancy:	occupied
Lot Size:	4.67 Acres
Power:	3-Phase
Rail Access:	no
Truck Door:	2
Warehouse SF:	10,000
Clear Height:	16

Property Overview

10,000 sq ft metal building, located in industrial zone, city sewer, well water, 4.67 acres, 3-phase, 14' door

Location Overview

Woodstock, Connecticut is a rural New England town located in the state's "Quiet Corner," known for its natural beauty and small-town charm. The Woodstock Industrial Park offers a dedicated zone for light industrial and commercial use, providing space for manufacturing, contractor yards, warehousing, and related businesses. Conveniently situated near major routes, the park supports business growth while maintaining the town's peaceful character.

PROPERTY PHOTOS

30 CRABTREE LANE | WOODSTOCK, CT 06281

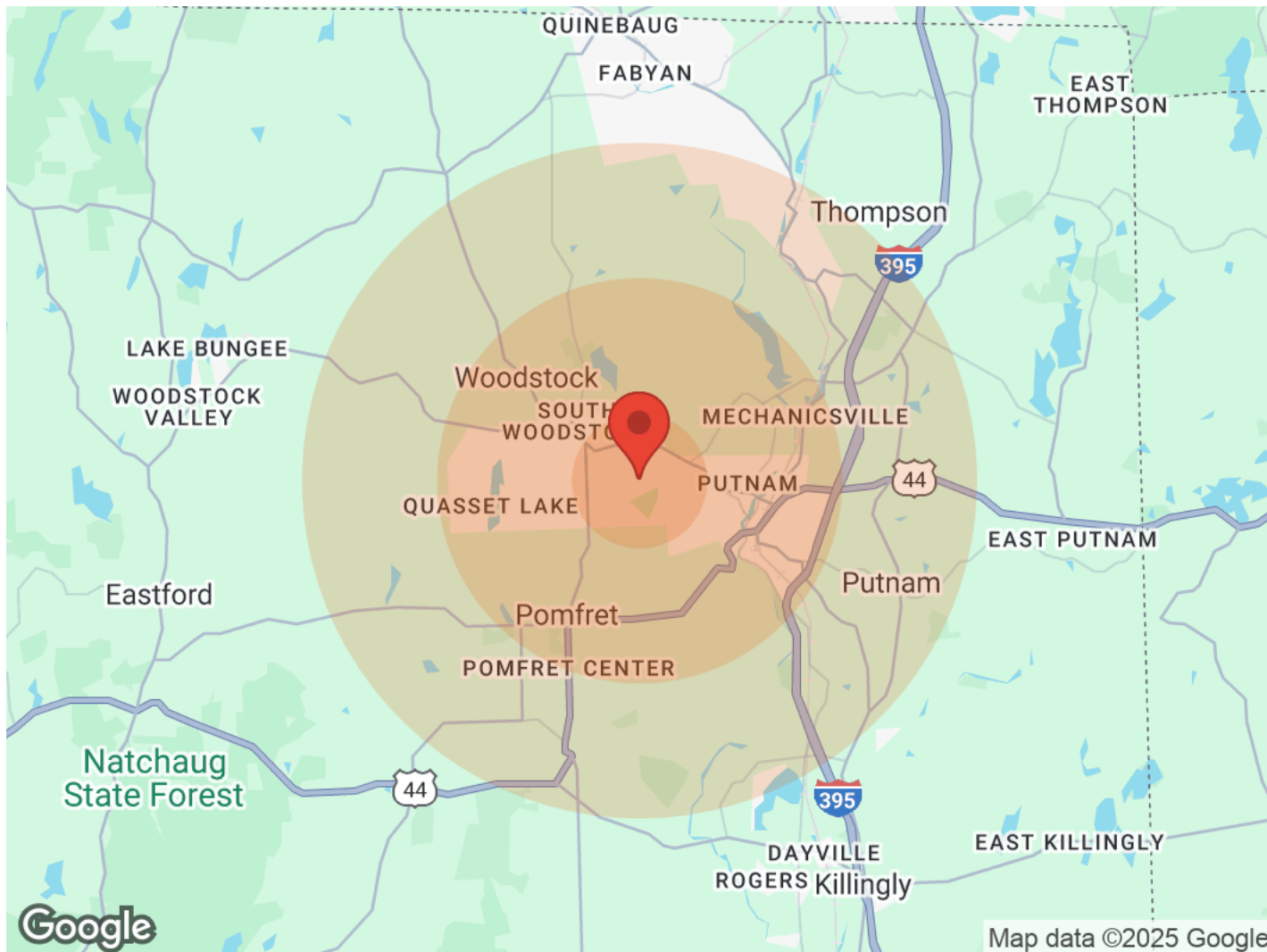


KAZANTZIS REAL ESTATE, LLC
8C Day Street
Brooklyn, CT 06234

ANDREA KAZANTZIS, CCIM
Broker/Owner
O: (860) 208-8331
C: (860) 208-8331
kazantzisa.re@gmail.com
REB.0791040, CT

DEMOGRAPHICS

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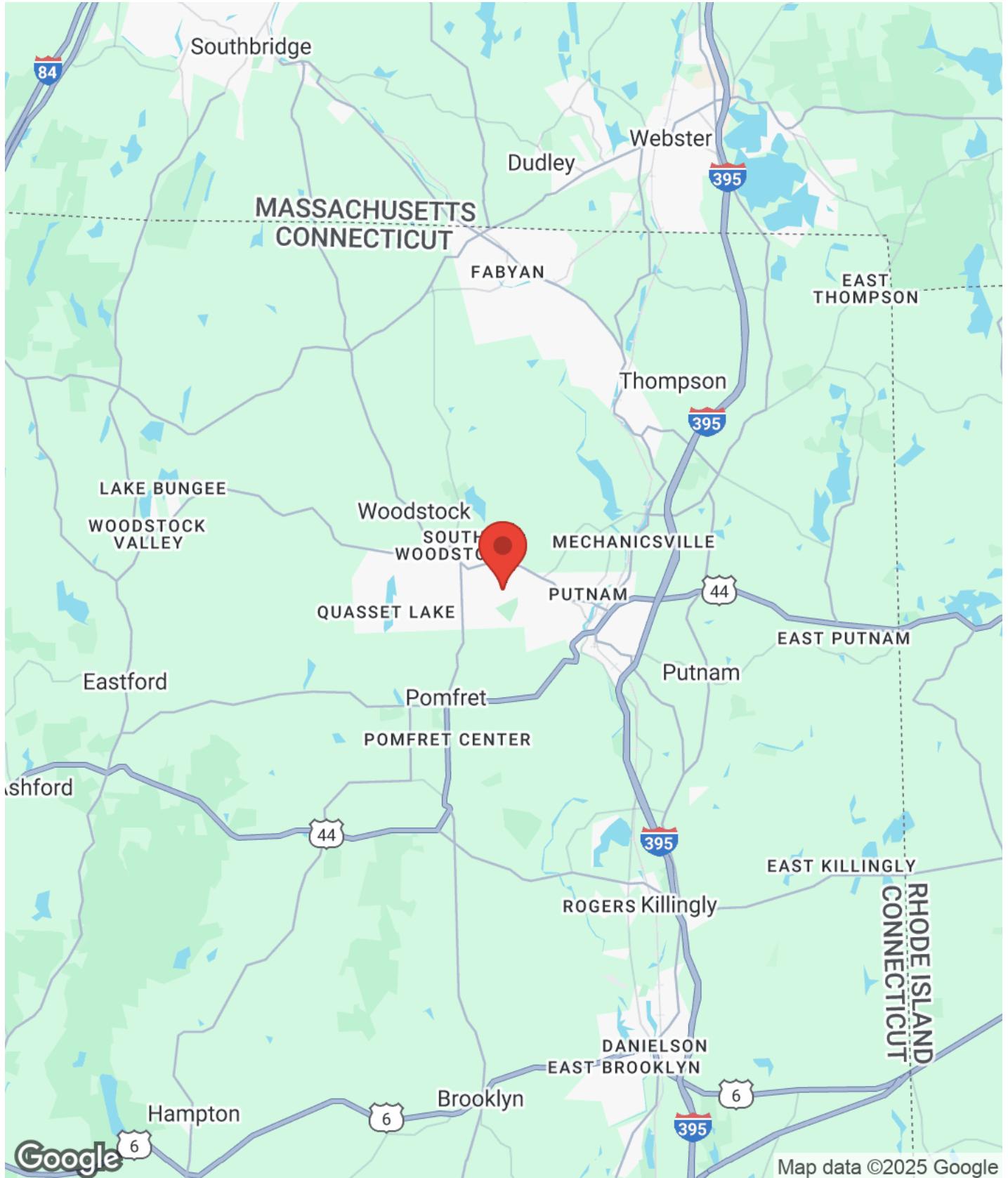
Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	376	5,283	9,146	Median	\$64,699	\$51,215	\$63,049
Female	426	5,702	9,781	< \$15,000	29	684	978
Total Population	802	10,985	18,927	\$15,000-\$24,999	N/A	392	589
Age	1 Mile	3 Miles	5 Miles	\$25,000-\$34,999	26	379	501
Ages 0-14	107	1,827	3,144	\$35,000-\$49,999	54	644	1,072
Ages 15-24	98	1,406	2,539	\$50,000-\$74,999	113	958	1,583
Ages 25-54	334	4,488	7,369	\$75,000-\$99,999	39	841	1,297
Ages 55-64	123	1,437	2,601	\$100,000-\$149,999	81	488	1,074
Ages 65+	140	1,827	3,274	\$150,000-\$199,999	N/A	138	351
Race	1 Mile	3 Miles	5 Miles	> \$200,000	7	64	237
White	802	10,767	18,611	Housing	1 Mile	3 Miles	5 Miles
Black	N/A	28	39	Total Units	389	5,114	8,628
Am In/AK Nat	N/A	13	13	Occupied	342	4,681	7,872
Hawaiian	N/A	N/A	N/A	Owner Occupied	235	2,692	4,996
Hispanic	N/A	152	224	Renter Occupied	107	1,989	2,876
Multi-Racial	N/A	342	484	Vacant	47	433	756

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REGIONAL MAP

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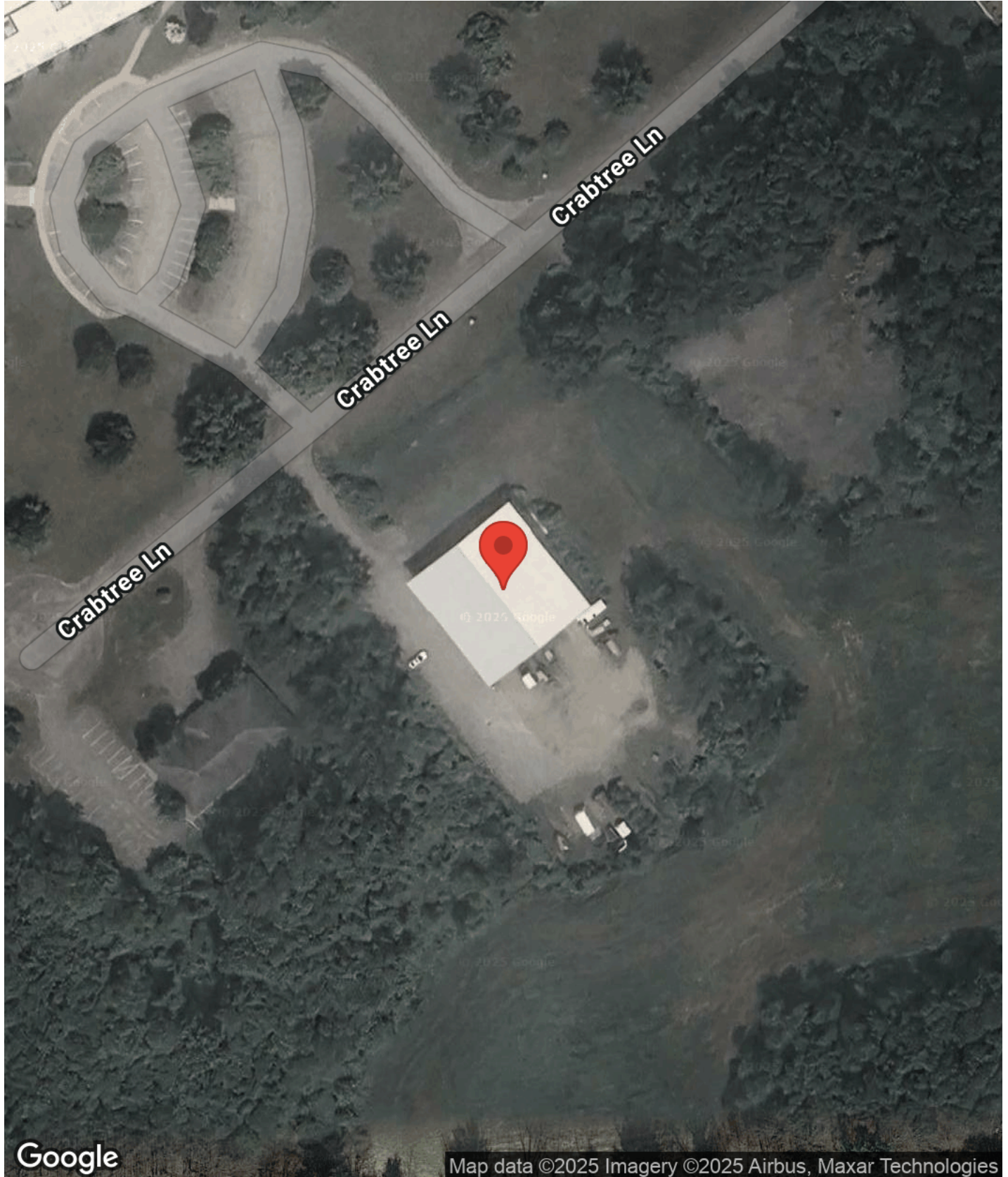


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AERIAL MAP

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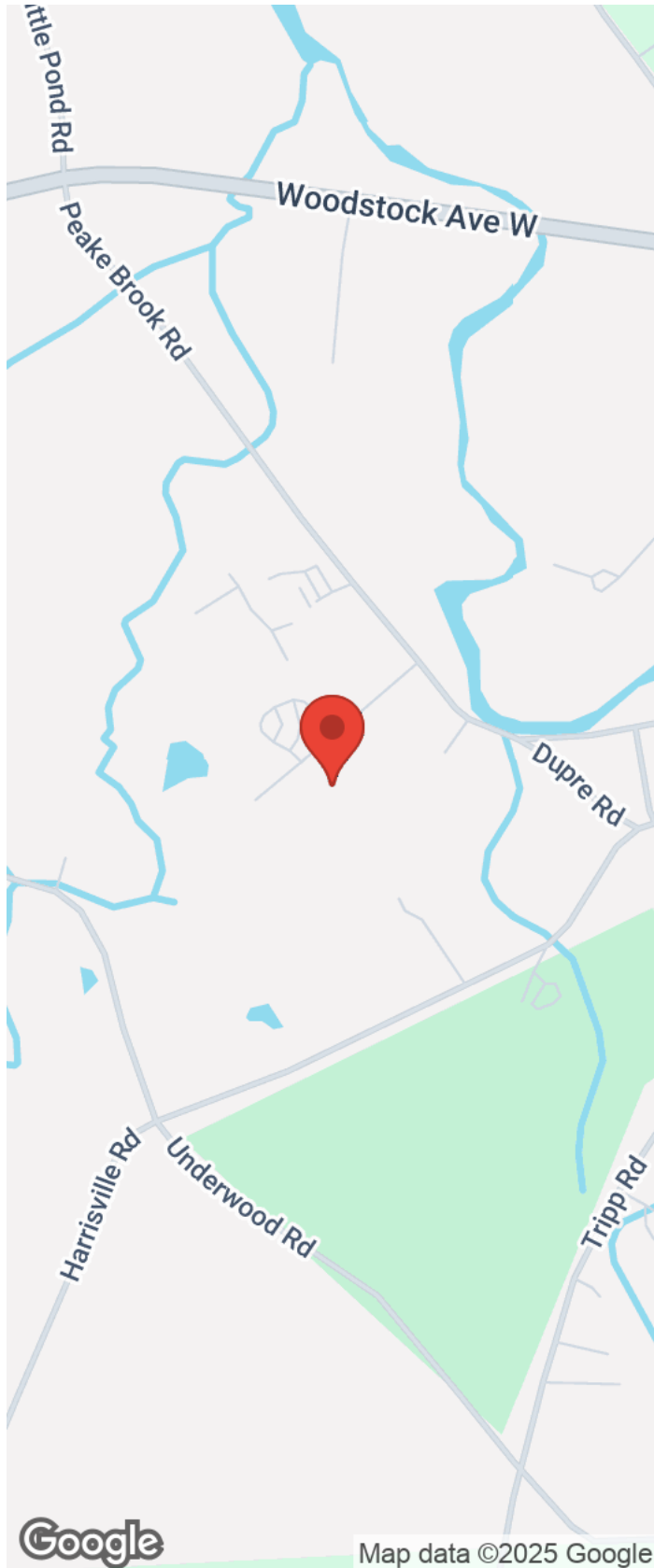


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LOCATION MAPS

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PROFESSIONAL BIO

30 CRABTREE LANE | WOODSTOCK, CT 06281



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As a Realtor® deeply entrenched in the world of commercial real estate, fortified with the prestigious CCIM designation, I bring a wealth of expertise and a passion for serving others to every transaction. Recognizing that buying or selling property is more than a mere transaction, it's a life-changing journey, I am committed to ensuring a smooth and memorable experience for my clients.

With a track record of success in both residential and commercial property ventures, I pride myself on leveraging my unique skill set to provide my clients with a competitive edge. From adept negotiation strategies to data-driven decision-making, I strive to empower my clients to make informed choices that align with their goals.

My dedication to excellence has been acknowledged with accolades such as recognition in Top Agent magazine and nominations for Best of Eastern Connecticut. These honors are a reflection of the trust and satisfaction of the individuals and families I've had the privilege to serve. Going the extra mile is not just a promise—it's my commitment to ensuring every client transitions seamlessly to the next chapter of their lives with confidence and satisfaction.

DISCLAIMER

30 CRABTREE LANE



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PRESENTED BY:

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