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# FOR SALE



**100 Union City Road  
Prospect, CT 06712**

**10,000 +/- s/f  
Freestanding Modern Industrial Building  
Great Location on Busy RT 68  
2 Drive-in Doors & Loading Dock  
Nicely Finished Offices, Ample Parking  
Offered at \$1,290,000.00**



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>100 Union City Road (RT 68)</b>	
<b>CITY, STATE</b>		<b>Prospect, CT 06712</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	10,000 +/-	Air Conditioning	C/A 100%
Number of floors	1	Type of Heat	Gas
Avail S/F	10,000 +/-	<b>OTHER</b>	
Office Space	3,000 +/-	Acres	1.34
Drive in Doors	2	Zoning	IND-1
Loading Dock	1	Parking	Ample
Ext. Construction	Concrete Block	State Route / Distance To...	Rt 8 & I 84
Ceiling Height	10'-14'	<b>TAXES</b>	
Roof	Flat - Metal/Rubber	Assessment	\$391,160.00
Date Built	1966	Appraisal	\$558,800.00
<b>UTILITIES</b>	<b>Tenant/Buyer to Verify</b>	Mill Rate	25.57
Sewer	Septic	Taxes	\$10,021.96
Water	City	<b>TERMS</b>	
Gas	Eversource	Sale	\$1,290,000.00
Electrical	Underground Service		
Amps/volts/phase	400 amps/120/208v/3phase		

**\*\*Lease in Place Until June 30, 2027**



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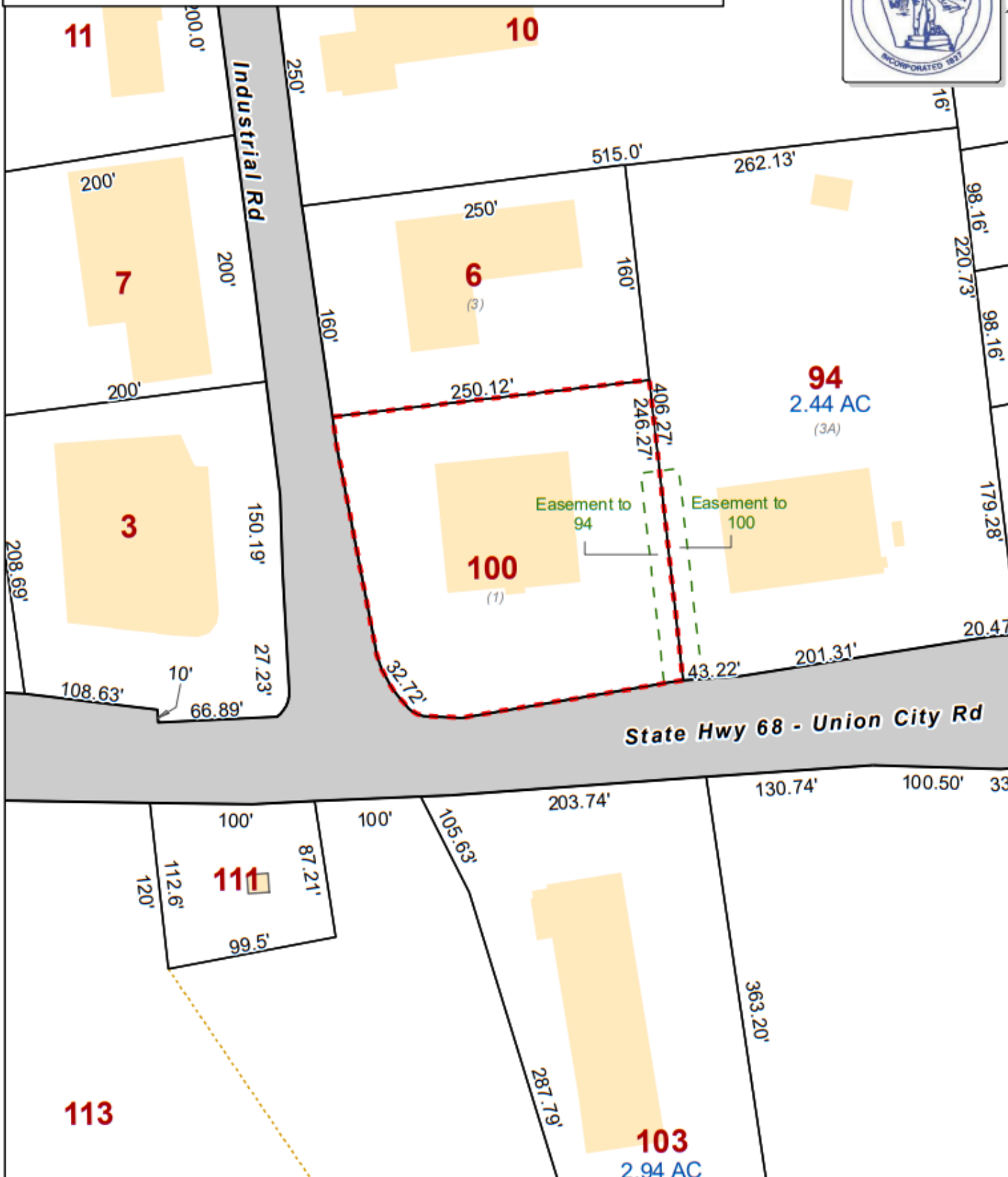


# Town of Prospect, Connecticut - Assessment Parcel Map

Unique ID: Z0317100

Address: 100 UNION CITY RD

MBL: 105-156-100



Approximate Scale:  
1 inch = 100 feet

Disclaimer:  
This map is for informational purposes only.  
All information is subject to verification by any user.  
The Town of Prospect and its mapping contractors  
assume no legal responsibility for the information contained herein.

Map Produced  
February 2026