



FOR SALE OR LEASE

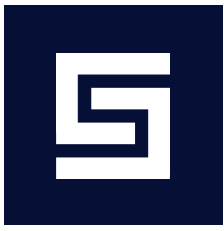
16,845 SF FLEX FACILITY

270 GEORGE WASHINGTON ROAD | ENFIELD, CT 06082

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16,845 SF FLEX FACILITY

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## PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 270 George Washington Road, Enfield CT for sale or lease. This attractive 16,845 square foot flex facility on 1.74 acres features approximately 14,000 square feet of two story office space with custom finishes and 2,424 square feet of high bay warehouse space.

## OFFERING SUMMARY

Reduced Sale Price:	\$1,285,000
Lease Rate:	\$9.00 NNN
Lot Size:	1.74 Acres
Building Size:	16,845 SF

## PROPERTY HIGHLIGHTS

- Signature flex facility
- 14,000 SF of attractive two story office space
- 2 docks and 1 drive in door
- Large surface parking lot
- Excellent clear height of 21'

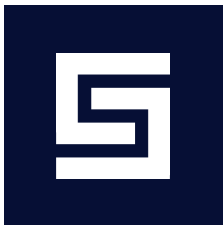
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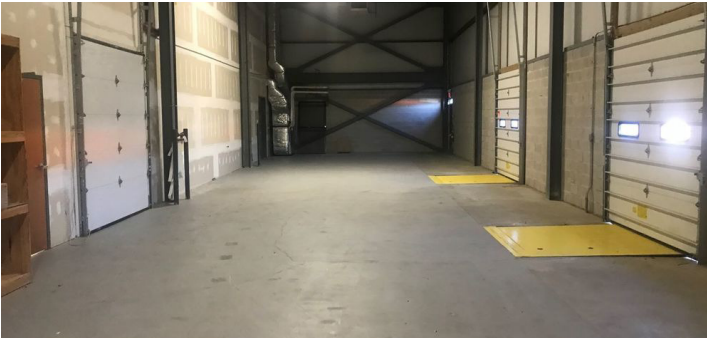


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**\$1,285,000/\$9.00 NNN**



### BUILDING SPECIFICATIONS

Building Size	16,845 SF
Office Space	14,421 SF
Warehouse	2,424 SF
Ceiling Height	21'
Docks	2
Drives	1
Roof	Rubber membrane
Year Built	2001

### MECHANICAL/UTILITIES

Power	600 amp, 208 volt, 3 phase
Heat	Gas
Air Conditioning	Office
Lighting	Fluorescent/LED
Sprinklers	Yes
Water/Sewer Company	City

### LAND

Lot Size	1.74 Acres
Rail	No
Zoning	I-1

### TAXES

Tax PSF	\$1.92 SF
Taxes	\$32,510.00
Assessed Value	\$895,600.00
Mill Rate	36.30

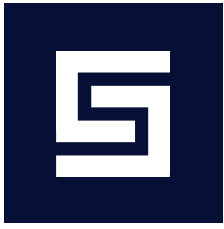
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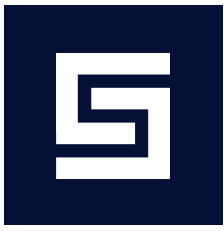
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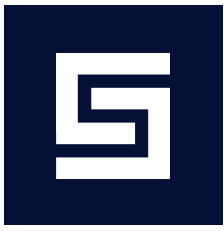
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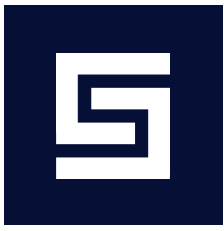


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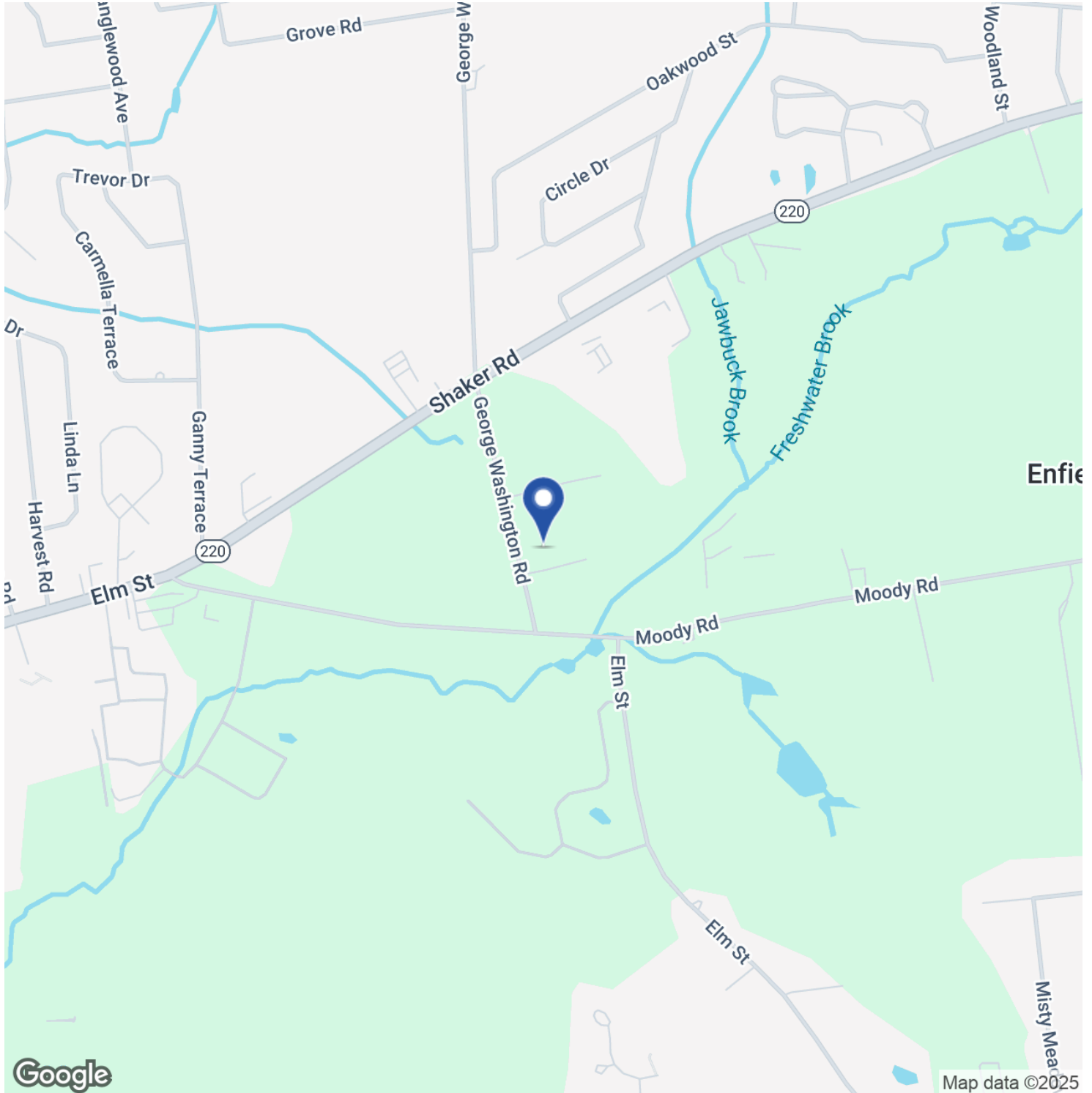
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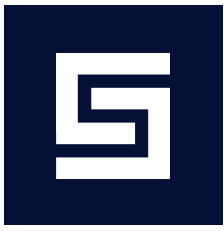
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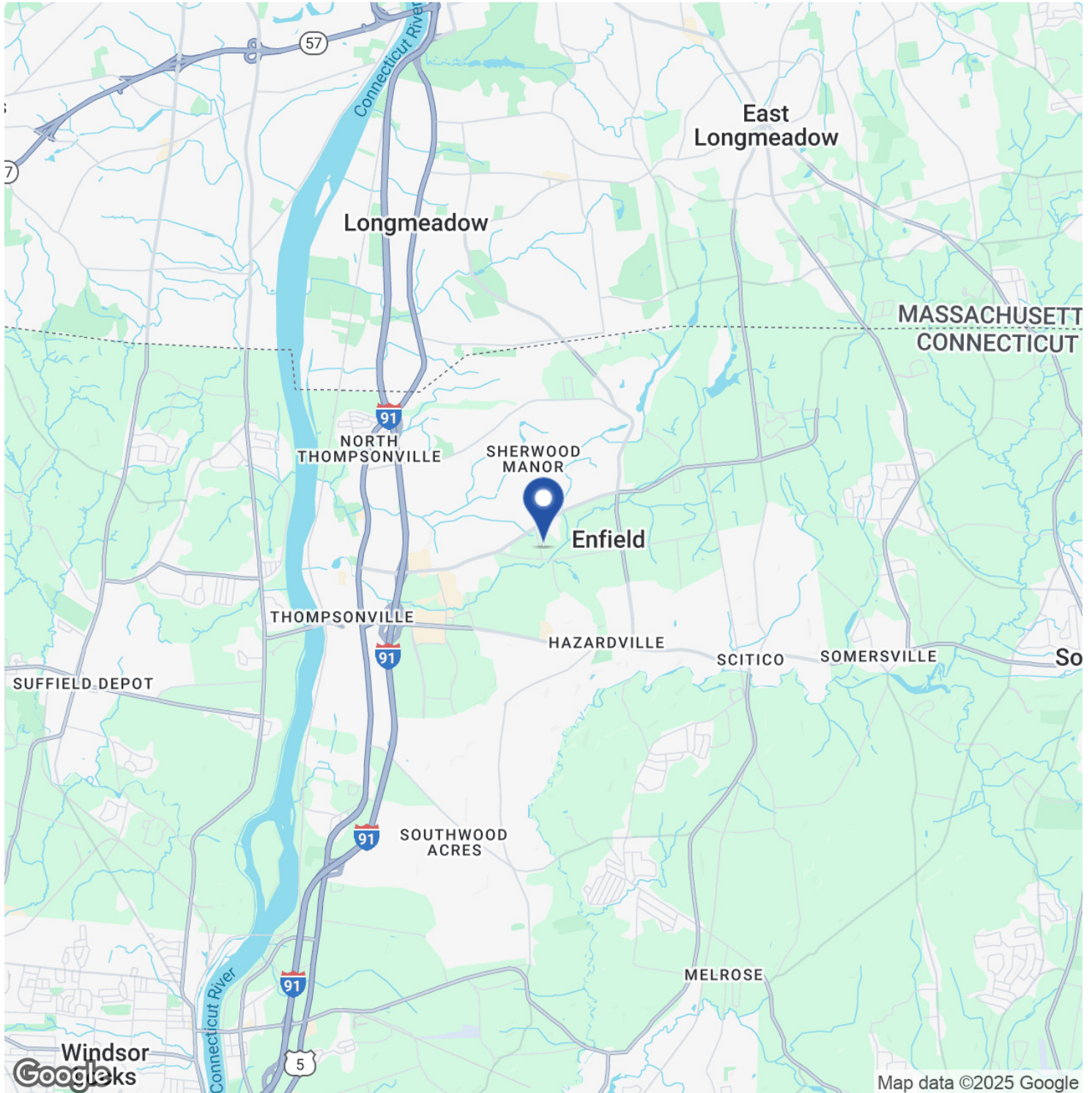




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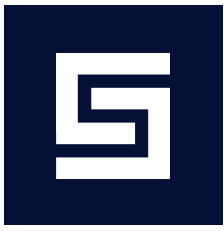
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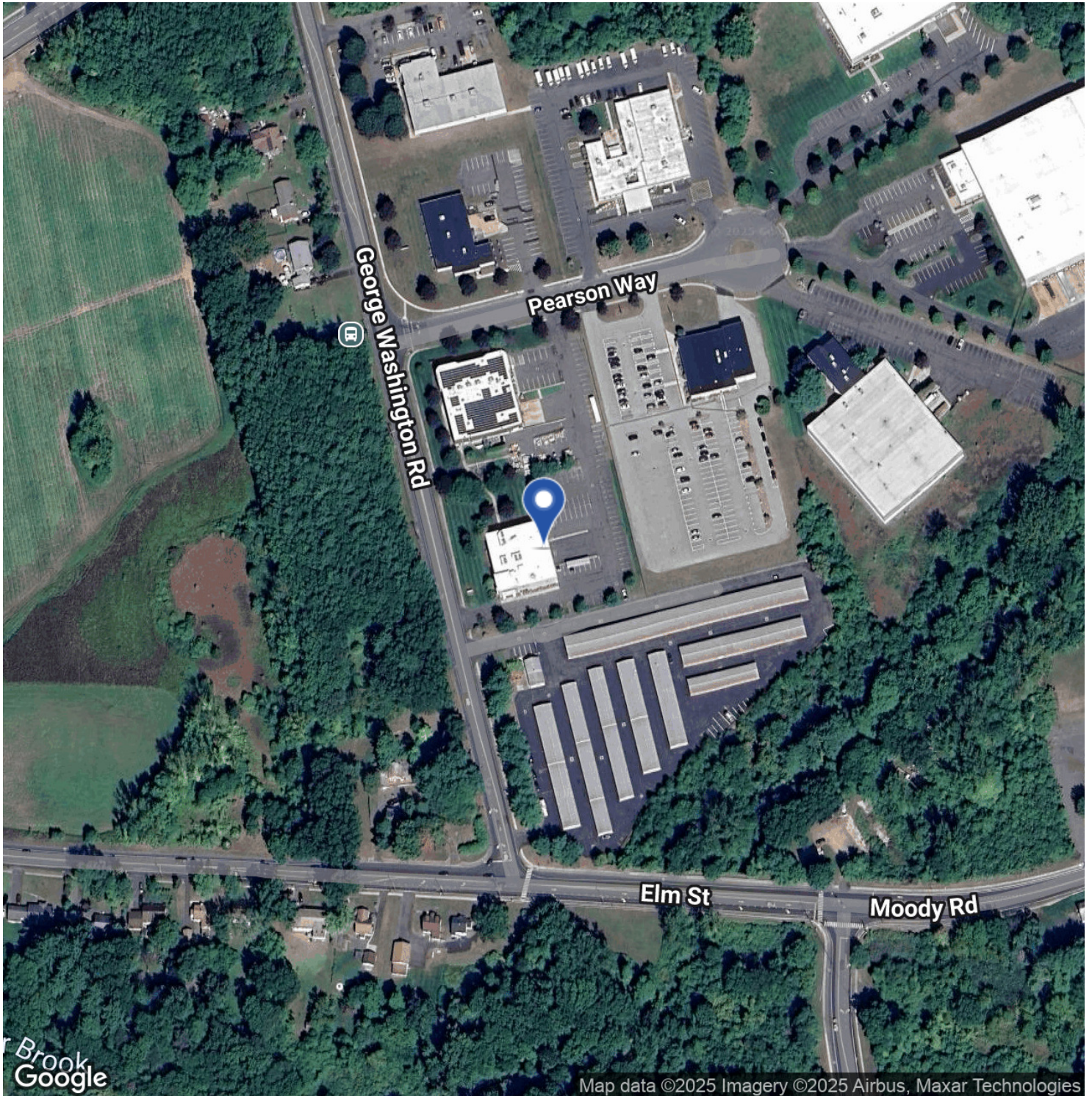




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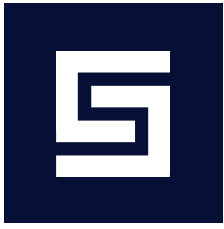
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