



Ranked in Top 50  
Commercial Firms in U.S.



# FOR SALE OR LEASE

1198 West Street, Southington, CT 06489  
5,512± SF Industrial Building on 4.37± Acres

**SALE PRICE: \$1,350,000 | LEASE RATE: \$125,000/YEAR NNN**

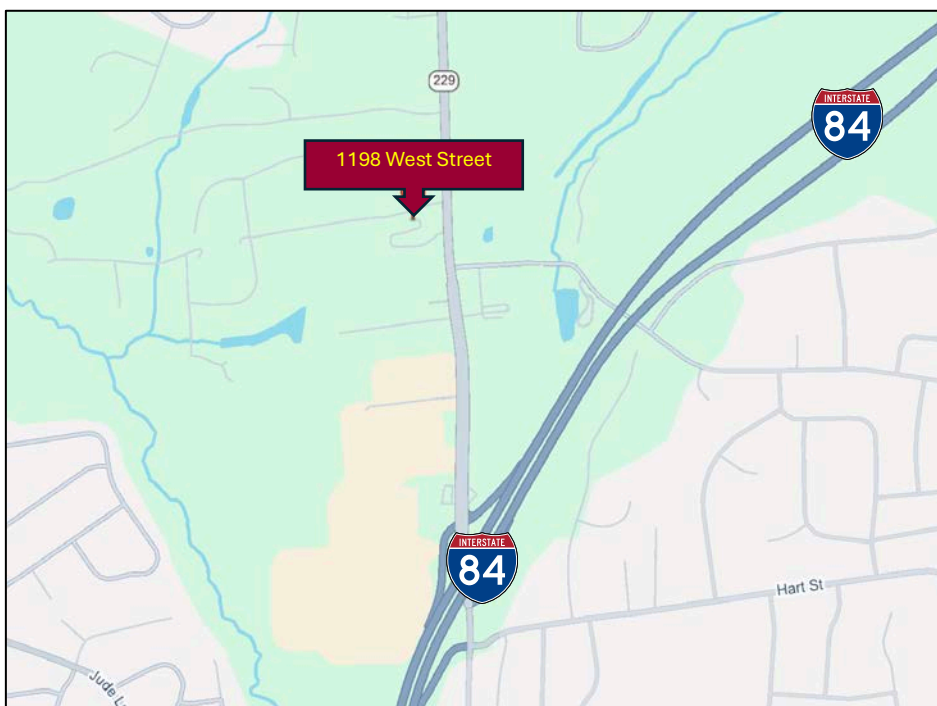


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FOR DRONE TOUR



## HIGHLIGHTS

- Unique Industrial Building on Large Lot with ample parking
- 5,512± SF Industrial Building
- **Outside Storage**
- **Contractor Yard**
- Expansion Potential
- 3 Overhead Drive-In Doors
  - 16' x 14'
- Situated on 4.37± acres set back from main road
- Immediate access to I-84



## CONTACT

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[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

Broker of Record: Jay L. Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

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## BUILDING INFORMATION

**GROSS BLD. AREA:** 5,512± SF

**# OF FLOORS:** Mostly 1 Story with 2 floors of office

### SPACE BREAKDOWN:

Warehouse – 4,800± SF

Office – 712± SF

**CONSTRUCTION:** Steel Frame

**CLEAR HEIGHT:** 21' – 23'

**DRIVE-IN DOORS:** (3) 16' x 14'

**ROOF TYPE:** Gable, Enamled Metal

**YEAR BUILT:** 2009

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Office Only

**HEAT:** Hot Air – no Duc

**SPRINKLERED:** No

**POWER:** 1000 amps, 240V, 3-phase

## SITE INFORMATION

**SITE AREA:** 4.37± Acres

**ZONING:** I-2

**PARKING:** Ample

**SIGNAGE:** Monument

**VISIBILITY:** Excellent Visibility

**HWY ACCESS:** I-84 Exit 31

**TRAFFIC COUNT:** 20,300± ADT

## UTILITIES

**SEWER:** Septic

**WATER:** City

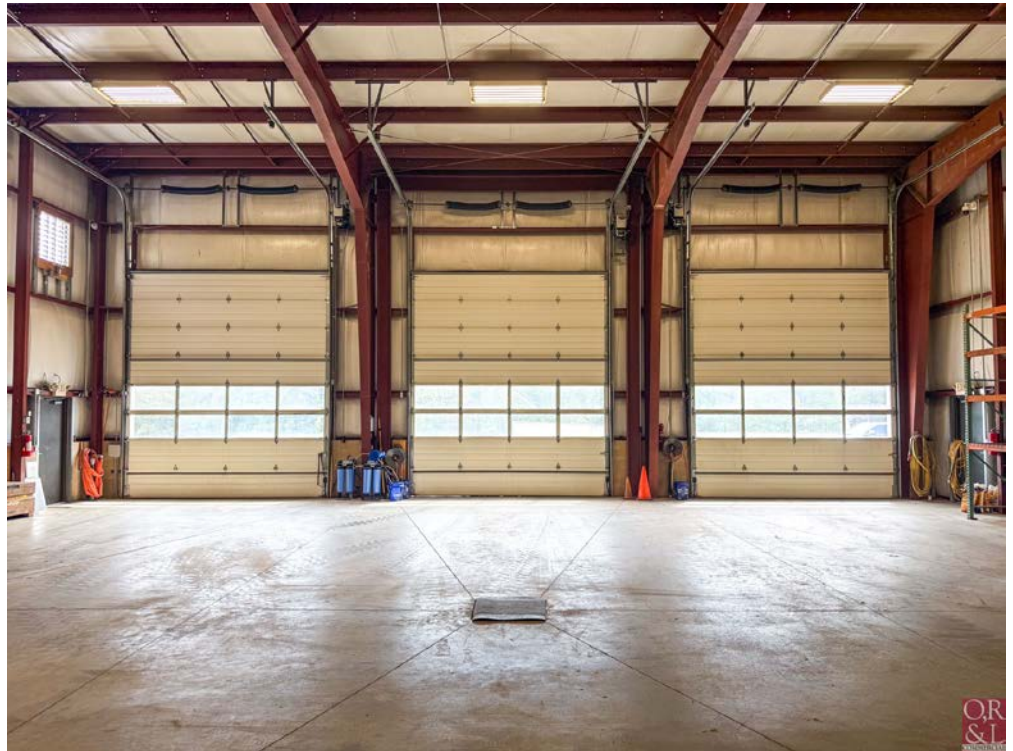
**GAS:** Yes

## TAXES

**ASSESSMENT:** \$235,400

**MILL RATE:**

**TAXES:** \$7,817.64 (\$1.42/SF)



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