



FOR SALE

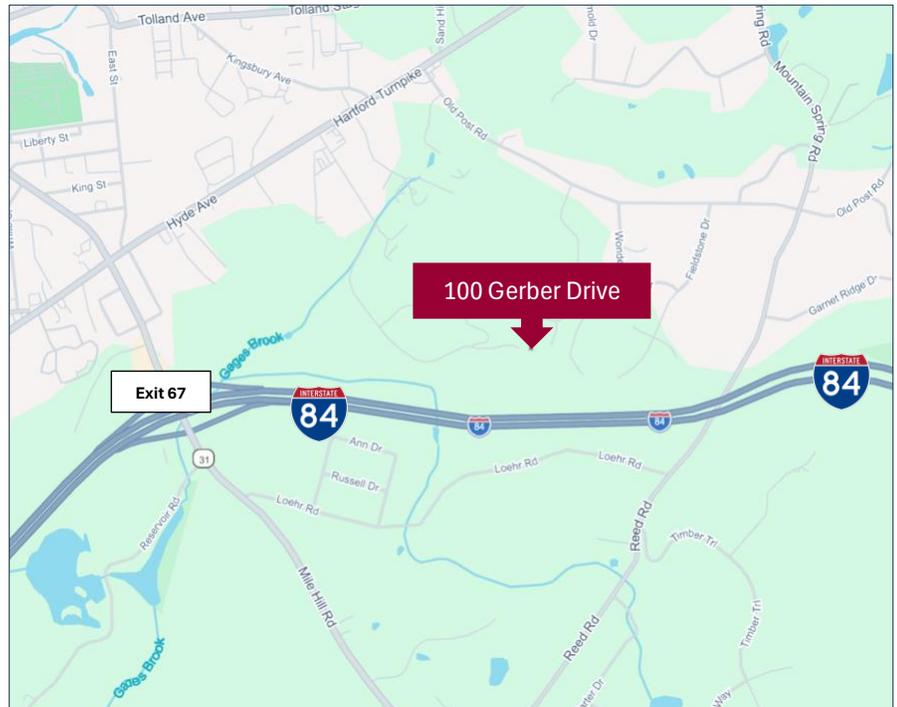
100 Gerber Drive, Tolland, CT 06084

36,341± SF Commercial Building & 105,000± SF Sports Dome

SALE PRICE: \$7,200,000 | Turn-Key Sports Facility

HIGHLIGHTS

- Building #1: 36,341± SF Building With Indoor Olympic Pool & Training Facilities, Full Gym & Workout Equipment and café and 2 leased medical suites
- Building #2: 105,000± SF year-round Sports Dome with Indoor Soccer fields & Basketball Courts, Track & Batting cages
- Fully operating business included, Management is available to remain.
- 17.35± Acres
- 235± Parking Spaces
- Convenient access to I-84, Exit 67



[Click here to access the Confidentiality Agreement](#)

CONTACTS

Jay L. Morris | (860) 721-0033

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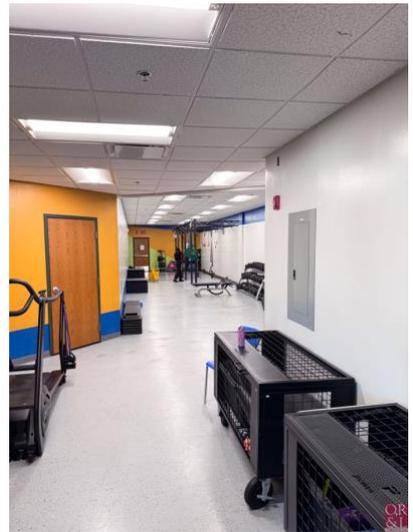
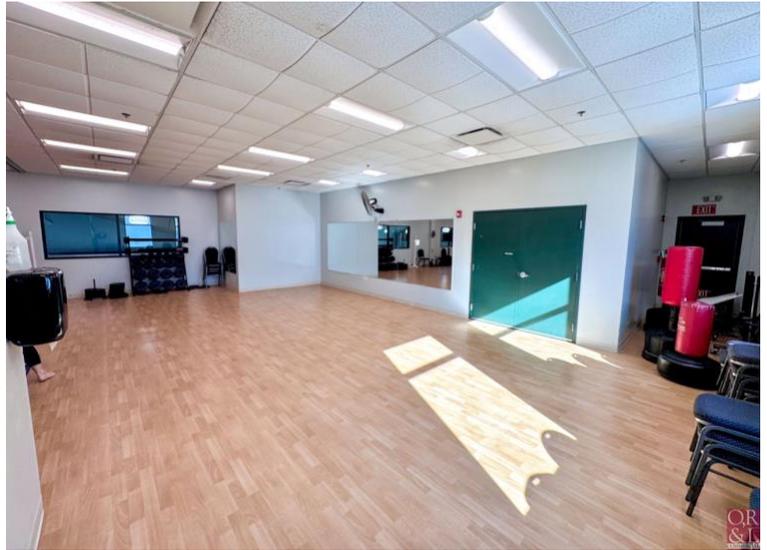


2 Summit Place, Branford, CT 06405 | (203) 488-1555 | (203) 315-4046

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

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Building 1 – 36,341± SF 2-story Building



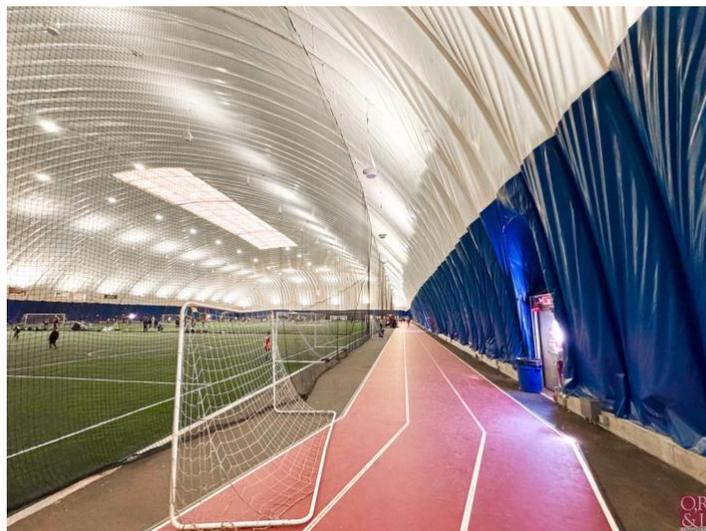
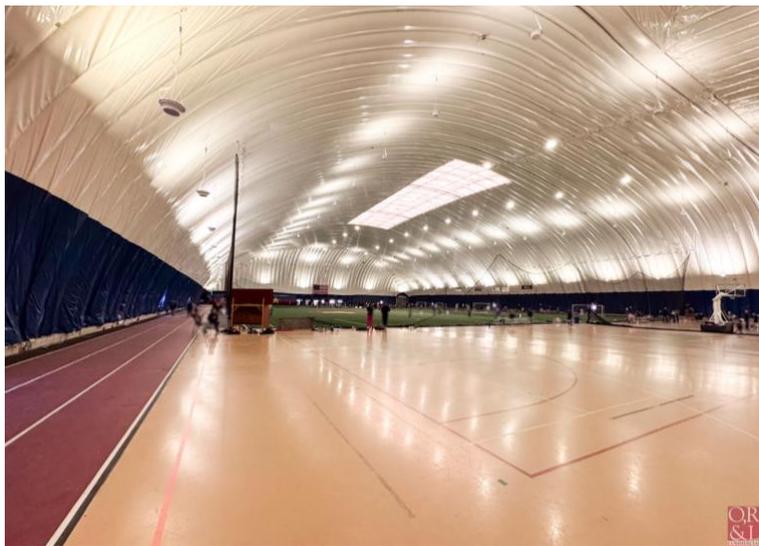
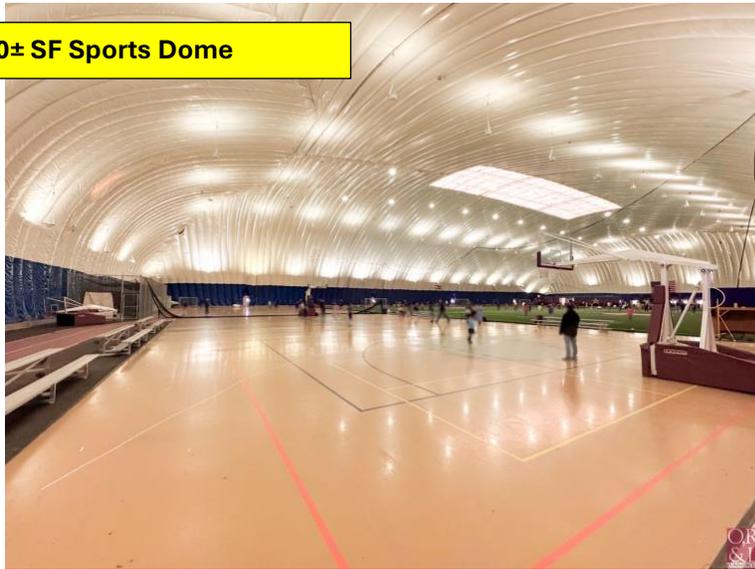
SALE PRICE \$7,200,000

**100 Gerber Drive, Tolland, CT 06084 – Star Hill Athletic Center
36,341± SF Building & 105,000± SF Sports Dome**

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Building 2 – 105,000± SF Sports Dome



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FOR SALE

SALE PRICE \$7,200,000

**100 Gerber Drive, Tolland, CT 06084 – Star Hill Athletic Center
36,341± SF Building & 105,000± SF Sports Dome**

BUILDING INFORMATION

Building 1 – Fitness / Medical Building

GROSS BLD. AREA: 36,341± SF

OF FLOORS: 2

CONSTRUCTION: Pre-engineered Steel Frame

ROOF TYPE: Standing seam & membrane

YEAR BUILT: 2010

MECHANICAL EQUIPMENT

AIR CONDITIONING: Yes, Vapor Cooler

HEAT: Gas, HydroAir

SPRINKLERED: Yes

Building 2 – Sports Dome

GROSS BLD. AREA: 105,000± SF

OF FLOORS: 1

CONSTRUCTION: Heavy Duty Vinyl Dome

ROOF TYPE: Vinyl Dome

YEAR BUILT: 2009

MECHANICAL EQUIPMENT

AIR CONDITIONING: Yes, Vapor Cooler

HEAT: Gas, Forced Air

SPRINKLERED: Yes

SITE INFORMATION

SITE AREA: 17.35± Acres

ZONING: TBP

PARKING: 235± Parking Spaces

SIGNAGE: Monument, On Building

HWY ACCESS: I-84, Exit 67

UTILITIES

SEWER/WATER: City

GAS: Yes

TAXES

ASSESSMENT: \$3,810,600

MILL RATE: 27.19

TAXES: \$103,610.22 (\$0.73/SF±)

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