

FOR SALE

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**695 Amity Rd
Bethany, CT 06524**

**17,454 +/- S/F Warehouse & Manufacturing Facility
5 Acres with Room to Expand
15'-20' Ceiling Height
2 Loading Docks & 1 Oversized Drive-in
Plenty of Power / Ample Parking
Great Visibility on Busy RT 63
Offered at \$1,895,000.00**



PROPERTY DATA FORM

PROPERTY ADDRESS 695 Amity Rd

CITY, STATE Bethany, CT 06524

BUILDING INFO MECHANICAL EQUIP.

Total S/F	17,454 +/-	Air Conditioning	Central - Office
Number of floors	1	Sprinkler / Type	No
Avail S/F	17,454 +/-	Type of Heat	Forced Hot Air

OTHER

Office	1,000 +/-	Acres	5.00
Drive-in	1	Zoning	B&I
Loading Docks	2	Parking	Plenty on Site
Ceiling Height	15'-20'	State Route / Distance To...	5 miles to RT 8
Roof	Metal		

TAXES

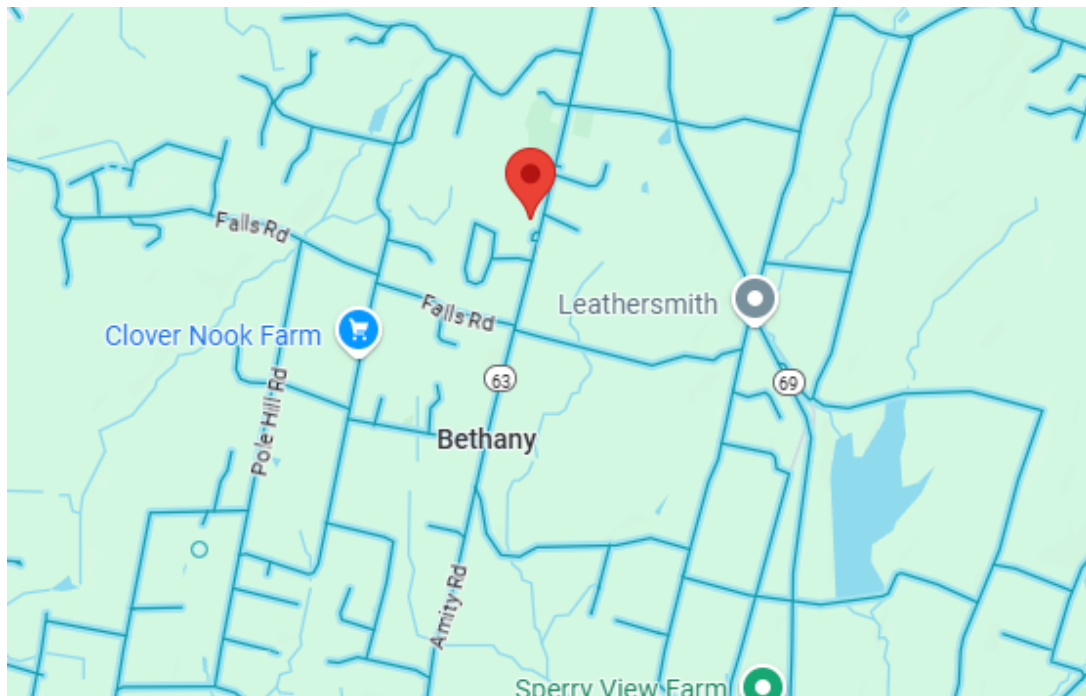
Ext. Construction	Metal/Concrete Block	Assessment	\$474,040.00
Date Built	1968	Appraisal	\$677,200.00

UTILITIES

Sewer	Septic	Mill Rate	28.42
Water	Well	Taxes	\$13,472.22

TERMS

Gas	Propane	Sale	\$1,895,000.00
Electrical	400 / 3 Phase		



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