



Exclusive Agent = Associate Broker:  
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LAND FOR SALE – ASKING LAND PRICE \$165,000  
 LAND IS ENTITLED FOR TWO WAREHOUSE BUILDINGS – TOTALING 8,600 SQ.FT.  
 New Construction – BY LAND BUYER  
 40 Sea Pave Road, South Windsor, Connecticut.

Proposed Buildings

Proposed Building:	3,600 square feet	2 Bay Service Garage
Proposed Building:	5,000 square feet	4 Bay Service Garage
Proposed Building:	8,600 square feet	

Land – 1.03-acres  
 Zoning – Industrial  
 Date of Construction – 2026 or later; at buyer’s discretion

Description

There are two buildings planned for development as clear span metal industrial buildings, a 3,600 square foot building on the southern border and a 5,000 square foot building on the northern border. The buildings are planned for a minimum of 12 feet in height and a maximum of 16-feet in clear height. The buildings are to be designed with one-overhead door and one man-door per 1,000 square feet. The site plan calls for 12 parking spaces or 1.4 per 1,000 square feet.

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## General

The property consists of a 1.03-acre site. The site is planned and entitled for two industrial buildings to be built say 2025 delivery. The entitlements are approved for the development of two buildings, a 3,600 square foot freestanding building at the southeast corner of the site facing north and a 5,000 square foot building at the northeast corner of the site facing south. The buildings are designed for multi-tenant or multi-use configuration with average suite sizes ranging from 1,000 square feet to 1,600 square feet. As planned, there is to be demising walls between units and one overhead per unit or the building can be delivered as one large space or other tailored configuration.

Building Area:	8,600 sf
Land Area:	1.03 acres
Zoning:	Industrial
Existing Use:	Vacant Land
Parking Spaces:	12
Parking Ratio:	1.4/1,000 sf
Occupied Square Footage:	0
Vacant Square Footage:	8,600 sf
Town of South Windsor, CT- Market Price:	\$ 79,300
Town of South Windsor, CT - Assessment:	\$ 79.30
Mil Rate:	37.86
Real Estate Taxes:	\$ 3,002.30

Land – The site consists of a 1.03-acre site with 242.82 feet of frontage on Sea Pave Road, South Windsor, Connecticut. The average depth of the site is 282.83 feet. The ingress and egress is average with one curb cut on the east side of Sea Pave Road. Sea Pave Road is a cul-de-sac that leads to Burnham Street on the South Windsor/East Hartford town line. Interstate freeways are easily accessible via the 291 Connector which is about 2 miles east of the subject property.

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- Existing Property– “As Is” Land – The subject property consists of a level site with some inland wetlands just off site and lands in the flood plain the northeast corner of the site that are not material and do not materially affect the development potential of the site.
- Zoning - Existing Zoning – Industrial  
Proposed Zoning – Industrial  
Trucks – No tractor trailers are permitted on Sea Pave Road per the Zoning Enforcement Officer of the Town of South Windsor, CT.
- Permitted Uses: Uses permitted by zoning on the pages that follow.

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Highest and Best Use:

Physically Possible – The subject site has adequate frontage, depth, topography, dry lands outside the flood plain and inland wetlands to support most uses that would be considered for the site. The utilities appear appropriately sized to accommodate most forms of permitted development.

Legally Permitted – Zoning Permits mainly industrial uses; See zoning detail pages

Financially Feasible – The most appealing uses are single-user and multi-user industrial buildings for purchase or lease.

Highest Yielding or Maximally Productive – Single-user and multi-user industrial buildings for purchase or lease.

Agent: Please call Kenneth Labbe, Associate Broker, Pyramid Real Estate Group for quotes on both leasing rates and purchase pricing along with timelines for each.

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## EXISTING SITE



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# PYRAMID

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## PROPOSED DEVELOPMENT – PLAN A



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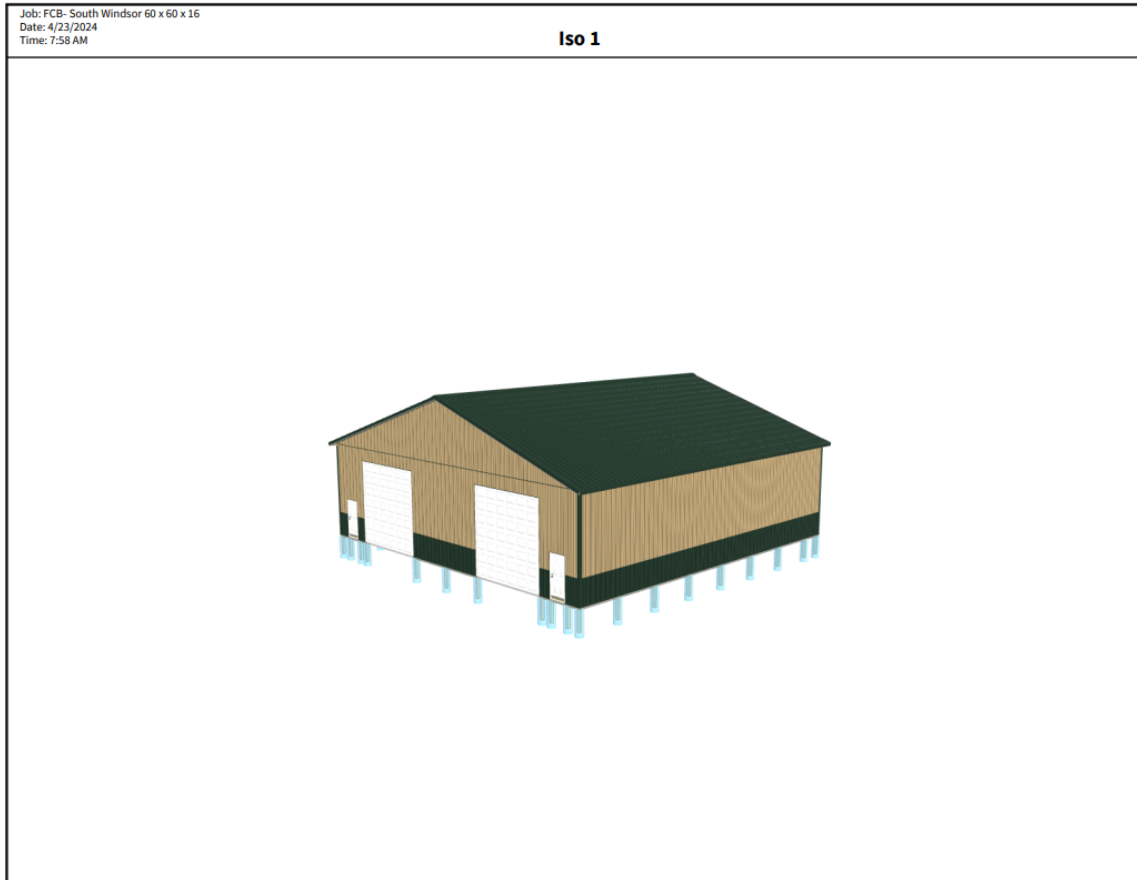
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## PROPOSED DEVELOPMENT – PLAN B



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Prepared by:

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Business Development Manager (BDM)/Owner's Rep



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