

FOR SALE/LEASE



**695 Amity Rd
Bethany, CT 06524**

17,454 +/- S/F Warehouse & Manufacturing Facility
15'-20' Ceiling Height
2 Loading Docks & 1 Oversized Drive-in
2 Acres / Ample Parking
Great Visibility on Busy RT 63
Offered at \$1,850,000.00
Lease: \$8 PSF + NNN + Utilities



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

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	2.0
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

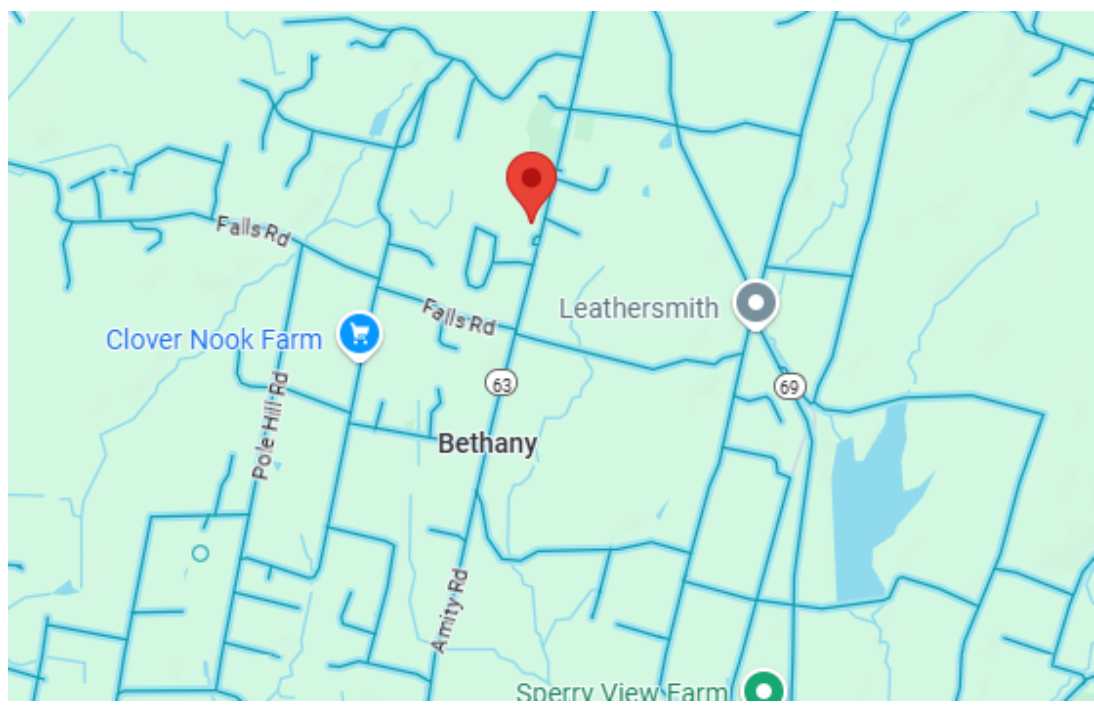
Ext. Construction	Metal/Concrete Block	Assessment	\$474,040.00
Date Built	1968	Appraisal	\$677,200.00
		Mill Rate	28.42
		Taxes	\$13,472.22

UTILITIES

Sewer	Septic		
Water	Well		
Gas	Propane		

TERMS

Electrical	400 / 3 Phase	Lease	\$8 PSF + NNN + Utilities
		Sale	\$1,850,000.00



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