

INDUSTRIAL PROPERTY FOR SALE

# 1432 GAR HWY



OFFERED AT \$3,000,000

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COMPASS.COM



**\*Separate 1.8 Acre  
buildable commercial  
lot included in sale**

MARKETED BY

RAY  
MANGIARATTI

COMPASS

# EXECUTIVE SUMMARY

COMPASS

Rare opportunity to own 30,000 square feet of commercial space located directly on route 6 in Swansea, with an estimated 20,000 vehicles passing daily. This property presents an amazing opportunity for businesses seeking a prime location with plenty of space and flexibility for their needs. The property has attached office spaces as well as a break room and conference room. The workspace it's self is 27,800 sq ft of open industrial space with ample power supply for heavy machinery. The space was previously used as a metal fabrication facility, some machinery can be included in the sale. \*\*The 1.8 Acre undeveloped lot directly beside the property (Parcel 21-A) is also included in sale. The lot is level, cleared out, and has 150ft of direct frontage, zoned Business B.\*\*

## PROPERTY SPECS:



- 27,800 Sq Ft of industrial workspace
- 2600 Sq Ft of attached office space
- Building situated on 2.31 Acres
- 1.8 acre lot next to property is included in sale. (Zoned BB)(150ft frontage)
- Ceiling height ranges from 17-20ft clear
- In rear, 1 loading dock and 1 grade level door
- 1 Additoinal grade level door on side
- Metal Roof (Lifespan 50-70 yrs)
- Zoned BB (Standard commerical)



# ADDITIONAL PHOTOS



## 1.8 ACRE LOT INCLUDED



**THIS LOT IS LEVEL, DRY, AND  
CLEARED. ZONED BB (STANDARD  
COMMERCIAL)**