

FOR SALE | 2 COMMERCIAL BUILDINGS ON 1.107 ACRES 11,857± SF INDUSTRIAL WAREHOUSE | 729± SF OFFICE

9 Lincoln Park Road, Preston, CT 06365

SALE PRICE: \$700,000

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&L**
Celebrating over
YEARS 1990-2021 COMMERCIAL

Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 1900 Trolley Park building for Norwich Westerly Railway
- 2 Commercial Buildings for Sale on 1.107 acres
- 729± SF Office Building
- 11,857± SF Industrial building
 - 1 Loading Dock
 - 3 Drive-through Bays
 - 24' Ceiling Heights
- Ample outdoor storage area

For more information contact:

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O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

FOR SALE | 2 COMMERCIAL BUILDINGS ON 1.1 ACRES 11,857± SF INDUSTRIAL WAREHOUSE | 729± SF OFFICE

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BUILDING INFORMATION

GROSS BLDG AREA 12,586± SF (2 buildings)
AVAILABLE AREA 12,586± SF
OFFICE AREA 729± SF
WAREHOUSE AREA 11,857± SF
NUMBER OF FLOORS 1
CLEAR HEIGHT 24'
LOADING DOCKS 1
DRIVE-IN DOORS 3
CONSTRUCTION Masonry
ROOF TYPE Asphalt
YEAR BUILT 1900 / 1940 / Renovated

SITE INFORMATION

SITE AREA 1.107± Acres
ZONING I - Industrial
PARKING Open
SIGNAGE Building
FRONTAGE 596.75'
ENVIRONMENTAL Phase II
HWY ACCESS Route 2 to I-395

UTILITIES

SEWER Septic
WATER Well
GAS Public Available

MECHANICAL EQUIPMENT

AIR CONDITIONING Office
TYPE OF HEAT Oil, Warm Air
ELECTRIC SERVICE 800a, 480v

TAXES

ASSESSMENT \$191,400
MILL RATE 26.9
TAXES \$5,148.66

COMMENTS The property consists of 2 commercial buildings totaling 12,586± SF situated on 1.107 acres. Building 1 is a 729± SF Office building and Building 2 is a 11,857± SF Industrial Warehouse building constructed in 1900 as a trolley park for the Norwich Westerly Railway. The Industrial building features 1 loading dock, 3 drive-through bays with 24' ceiling heights. It is currently used for car, boat and RV storage but is suitable to a variety of uses. The site affords ample outdoor storage area.

DIRECTIONS I-395 to Route 2A to Lincoln Park Road

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