

FOR SALE | 9,600± SF INDUSTRIAL BUILDING

EXCELLENT OPPORTUNITY FOR INVESTOR OR OWNER/USER

75 Kimberly Drive, South Windsor, CT 06074

SALE PRICE: \$1,100,000 | OWNER WILL LEASE BACK 6,600± SF AT \$9/SF NNN FOR 3 YEARS

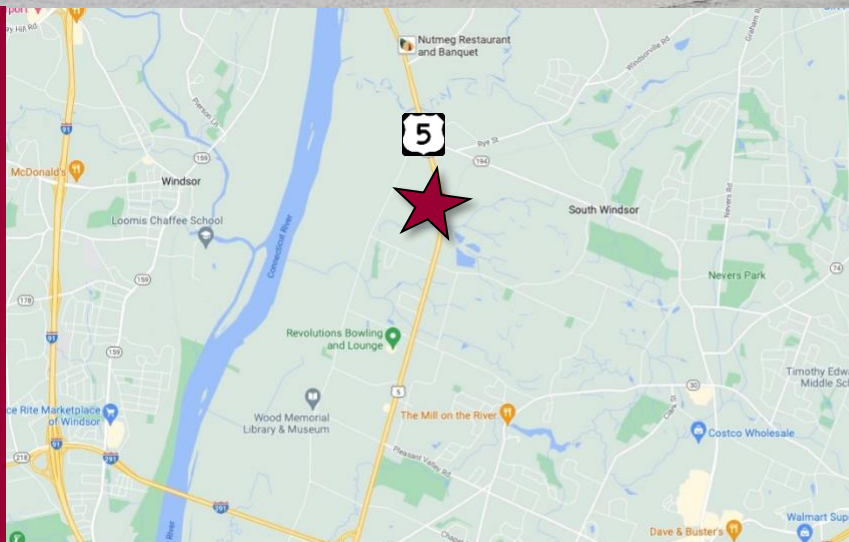


Ranked in Top 50
Commercial Firms in U.S.



STAY UP TO DATE ON OUR LISTINGS!

Scan the QR Code below
with the camera on your
smart phone to sign-up for
email notifications.



Property Highlights

- 9,600± SF Building
 - Warehouse: 8,004± SF
 - Office: 1,596± SF
- Fully Leased
- 1 Story
- Clear Height: 14' - 15'2"
- 1 Loading Dock (8' x 10')
- 2 Drive-in Doors (10' x 12')
- 1.14± Acres in IP Zone
- Parking: 15 Spaces
- Many area amenities

For more information contact: **Mark Berkowitz** | 860-761-6009 | mberkowitz@orlcommercial.com

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 | 9,600± SF INDUSTRIAL BUILDING

EXCELLENT OPPORTUNITY FOR INVESTOR OR OWNER/USER

75 Kimberly Drive, South Windsor, CT 06074

SALE PRICE: \$1,100,000 | OWNER WILL LEASE BACK 6,600± SF AT \$9/SF NNN FOR 3 YEARS



Ranked in Top 50
Commercial Firms in U.S.

BUILDING INFORMATION

GROSS BLD. AREA 9,600± SF
SPACE BREAKDOWN WH: 8,004± SF | Office: 1,596± SF
OCCUPANCY LEVEL 100%
NUMBER OF FLOORS 1
CLEAR HEIGHT 14' - 15'2"
LOADING DOCKS 1 (8' x 10')
DRIVE-IN DOORS 2 (10' x 12')
CONSTRUCTION Concrete Block / Masonry
ROOF TYPE EPDM
YEAR BUILT 2006

SITE INFORMATION

SITE AREA 1.14± Acres
ZONING IP
PARKING 15 Spaces
SIGNAGE On Door
FRONTAGE 200'
HWY.ACCESS I-291, Exit 4

UTILITIES

SEWER City
WATER City
GAS Yes

TAXES

ASSESSMENT \$401,000
MILL RATE 37.86
TAXES \$15,182

MECHANICAL EQUIPMENT

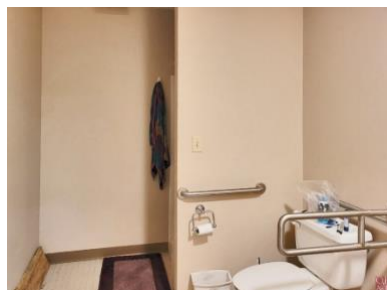
AIR CONDITIONING Office Only
TYPE OF HEAT Gas
SPRINKLERED No
ELECTRIC SERVICE 800 A, 480Y/270 V, 4 Wire, 3 phase

COMMENTS Excellent opportunity for an investor or owner/user

DIRECTIONS I-291, Exit 4. Left onto Route 5 (John Fitch Blvd). Left onto Kimberly Dr. Property on Left

Property Highlights

- 9,600± SF Building
 - Warehouse: 8,004± SF
 - Office: 1,596± SF
- Fully Leased
- 1 Story
- Clear Height: 14' - 15'2"
- 1 Loading Dock (8' x 10')
- 2 Drive-in Doors (10' x 12')
- 1.14± Acres in IP Zone
- Parking: 15 Spaces
- Many area amenities
 - Shopping
 - Banking
 - Dining



Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



For more information contact: **Mark Berkowitz** | 860-761-6009 | mberkowitz@orlcommercial.com

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.