

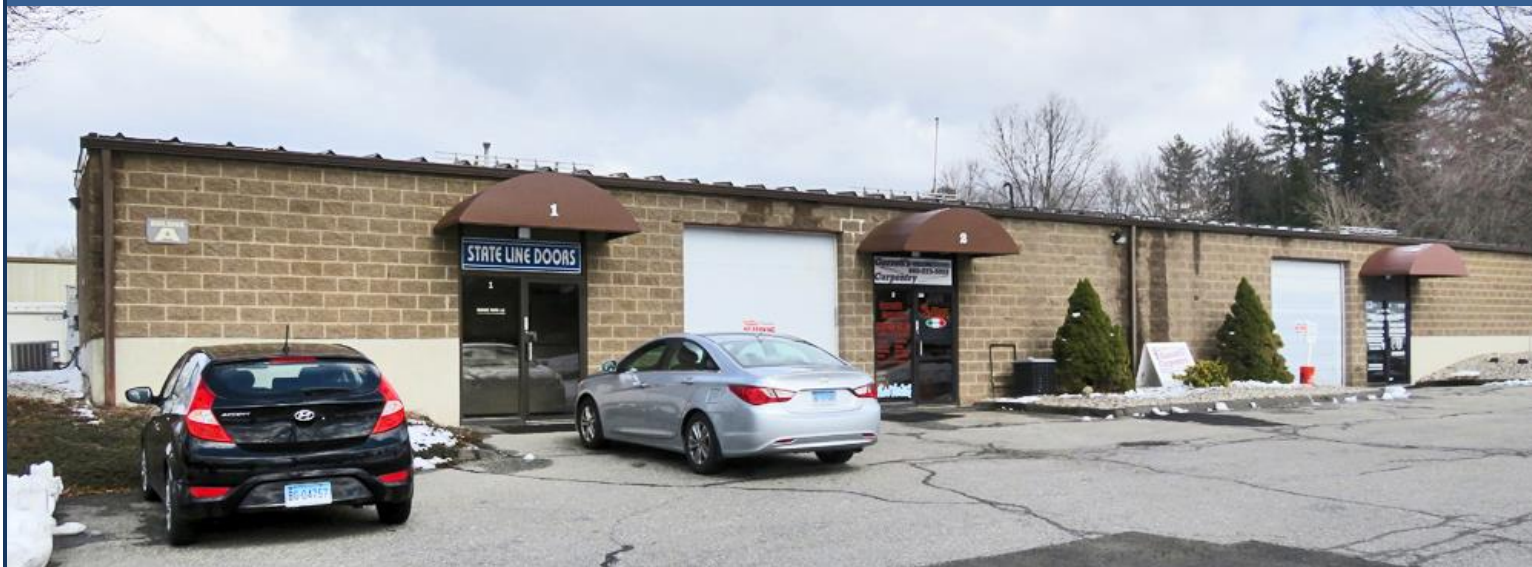
FOR SALE | 6,847± SF INDUSTRIAL INVESTMENT MULTI-UNIT CONDO | 4.10 ACRES IN I-1 ZONE

9 Moody Road, Units 1-5, Enfield, CT 06082

SALE PRICE: \$574,000

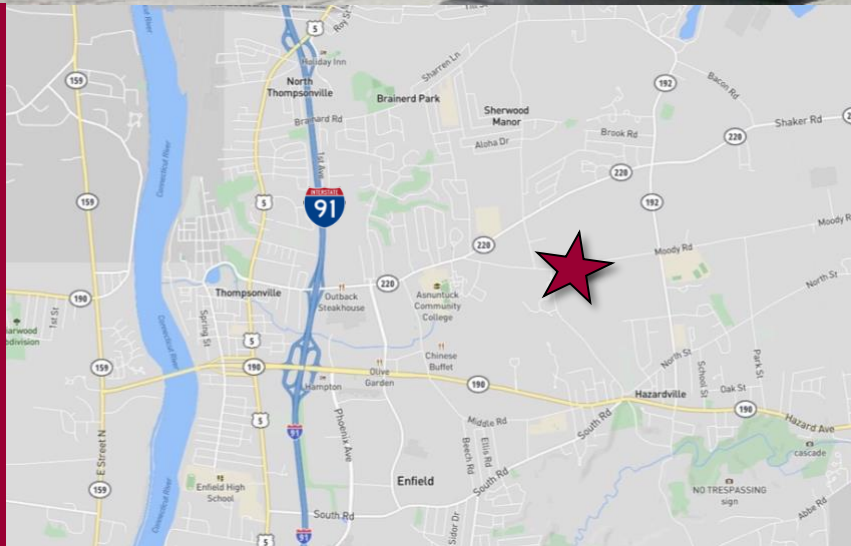


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Property Highlights

- 6,847± SF Multi-unit Condo
- 1 Story
- 4.10 Acres
- 5 Drive-in Doors
- Clear Height: 11' 6" - 17'
- Parking Ratio: 3.30/1000
- Traffic Count: 6,700 ADT
- Signage: On-building, Pylon
- Zoning: I-1
- 1 ½ mile to I-91
- 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.

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BUILDING INFORMATION

GROSS BLD. AREA 6,847± SF
AVAILABLE AREA 6,847± SF
SPACE BREAKDOWN 5 units
NUMBER OF FLOORS 1
CLEAR HEIGHT 11' 6" - 17'
DRIVE-IN DOORS 5
CONSTRUCTION Masonry
ROOF TYPE Metal
YEAR BUILT 1985

MECHANICAL EQUIPMENT

AIR CONDITIONING Office Only
TYPE OF HEAT Propane
SPRINKLERED No
ELECTRIC SERVICE 200 amps

SITE INFORMATION

SITE AREA 4.10 Acres
ZONING I-1
PARKING 3.30/1000 parking ratio
SIGNAGE On-building, Pylon
HWY.ACCESS 1 ½ mile to I-91
TRAFFIC COUNT 6,700 ADT

UTILITIES

SEWER City
WATER City
GAS Propane

TAXES

ASSESSMENT \$237,100
MILL RATE 27.89 + 5.74 (FD2) = 33.63
TAXES \$7,974

COMMENTS Excellent opportunity for an investor or owner user.

DIRECTIONS I-91, Exit 48. Bear right onto CT-220 (Elm Street). Straight onto Moody Road.

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 - Shopping
 - Banking
 - Dining



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