

# FOR SALE | 1,460± SF INDUSTRIAL / FLEX CONDO

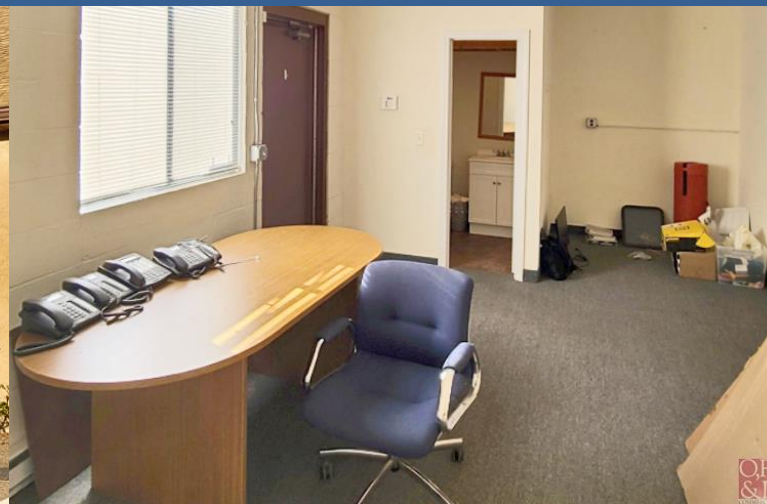
CLEAR HEIGHT: 9' 6" | 1 DRIVE-IN DOOR (9' W X 8' H)

160 Oak Street, Unit 406, Glastonbury, CT 06033

SALE PRICE: \$215,000

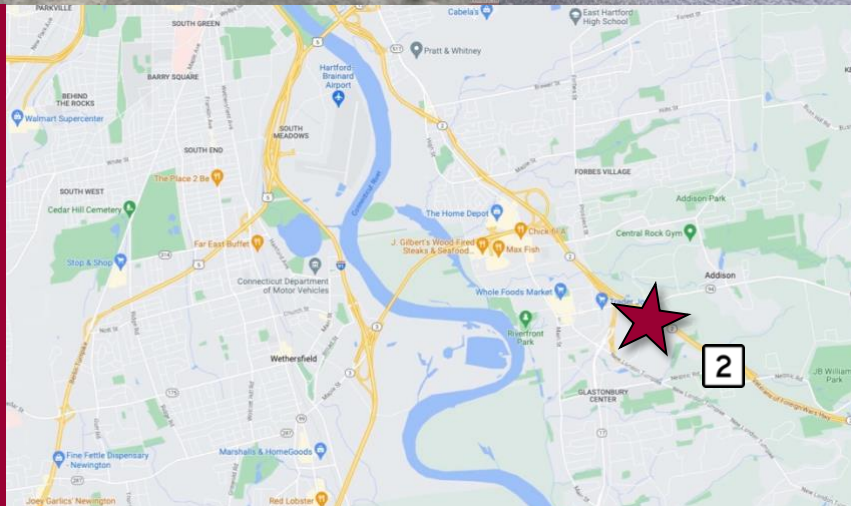


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## Property Highlights

- 1,460± SF Condo
- Single Story
- 1 Drive-in Door (9' x 8')
- Clear Height: 9' 6"
- 100% Sprinklered (Dry)
- Signage: On-Building
- Parking: 3 (front), 1 (rear)
- Zoning: PC
- Traffic: 13,200 ADT
- Route 2, Exit 8
- Many area amenities

For more information contact:

**Robert Gaucher | 860-761-6007 | [bgaucher@orlcommercial.com](mailto:bgaucher@orlcommercial.com)**

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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  | 1,460± SF              |
| AVAILABLE AREA   | 1,460± SF              |
| OFFICE AREA      | 470± SF                |
| WAREHOUSE AREA   | 990± SF                |
| NUMBER OF FLOORS | 1                      |
| CEILING HEIGHT   | 10'                    |
| CLEAR HEIGHT     | 9' 6" (Sprinkler Pipe) |
| DRIVE-IN DOORS   | 1 (9' W x 8' H)        |
| CONSTRUCTION     | Masonry                |
| ROOF TYPE        | Gable, Asphalt Shingle |
| YEAR BUILT       | 1984                   |

### SITE INFORMATION

|               |                       |
|---------------|-----------------------|
| SITE AREA     | CONDO                 |
| ZONING        | PC                    |
| PARKING       | 3 in front, 1 in rear |
| SIGNAGE       | On-Building           |
| HWY.ACCESS    | Route 2, Exit 8       |
| TRAFFIC COUNT | 13,200 ADT            |

### UTILITIES

|       |        |
|-------|--------|
| SEWER | Public |
| WATER | Public |
| GAS   | Yes    |

### TAXES

|            |           |
|------------|-----------|
| ASSESSMENT | \$111,500 |
| MILL RATE  | 37.3      |
| TAXES      | \$4,159   |

### MECHANICAL EQUIPMENT

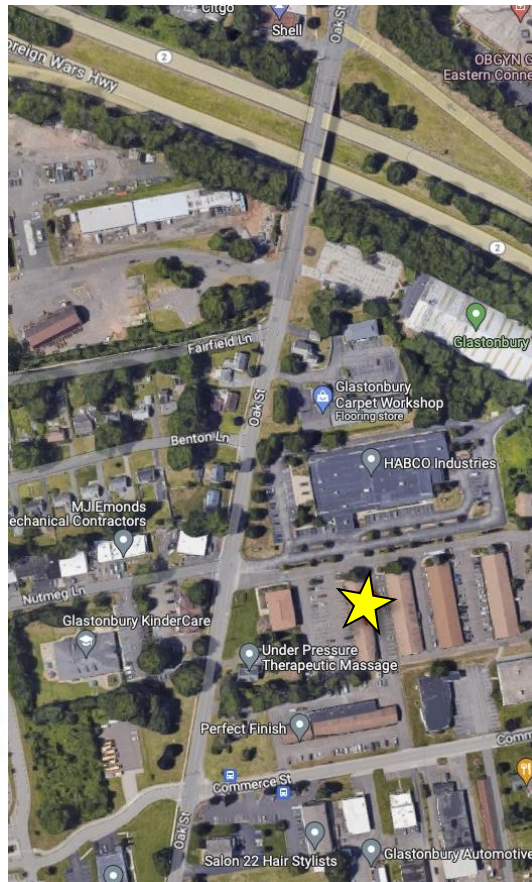
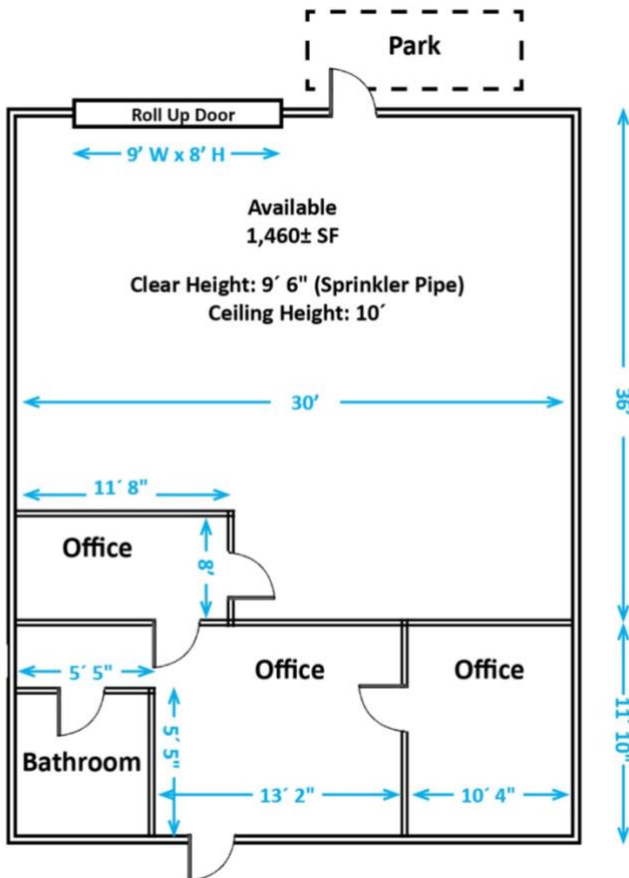
|                  |                   |
|------------------|-------------------|
| AIR CONDITIONING | Large office only |
| TYPE OF HEAT     | Gas, Air-Blower   |
| SPRINKLERED      | 100% Dry          |
| ELECTRIC SERVICE | 100 amp           |

**COMMENTS** Perfect for small industrial/flex users.

**DIRECTIONS** Route 2, Exit 8. Left onto Oak Street. Property on the left.

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  - Shopping
  - Banking
  - Dining



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