

FOR SALE | 57,000± SF INDUSTRIAL / FLEX / WH BUILDING

OWNER/USER OPPORTUNITY WITH INCOME – 53% OCCUPIED



243 Vergason Ave, Norwich, CT 06360

SALE PRICE: \$4,850,000

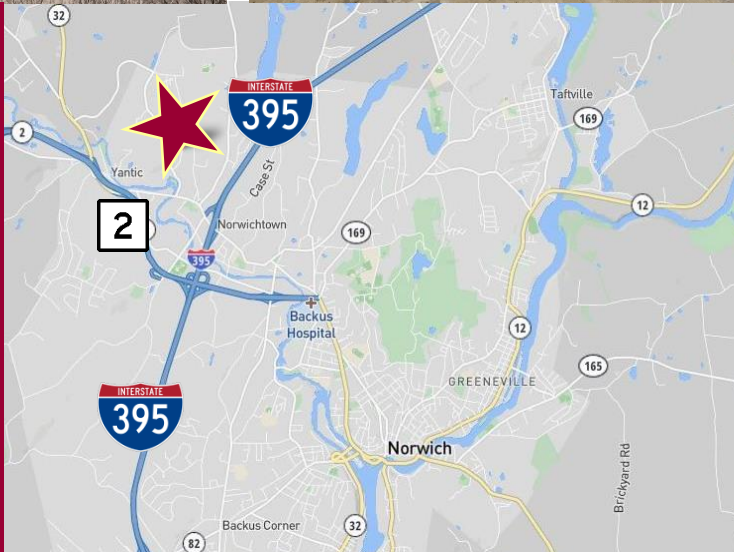
Ranked in Top 50

Commercial Firms in U.S.



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Property Highlights

- 57,000± SF Industrial / Flex / Warehouse Building for Sale
- The property is located on 10.11± acres with ample parking
 - 27,000± SF available for Lease
 - Up to 2 Drive-in Overhead Doors
 - Up to 2 Loading Docks
 - 15'± Ceiling Height
- Heavy Power
- Outside Storage available
- Parking for 353 cars
- Zoning: BP

For more information contact:

Frank Hird, SIOR | 203-643-1033 | fhird@orlcommercial.com or Will Braun | 203-804-6001 | wbraun@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 BLDG AREA 57,000± SF
AVAILABLE AREA 27,000± SF
OCCUPANCY 53%
NUMBER OF FLOORS 1
CLEAR HEIGHT 15± Feet
DRIVE-IN DOORS 3 (Up to 2 in vacant space)
DOCKS 5 (Up to 2 in vacant space)
CONSTRUCTION Tilt up concrete
ROOF TYPE Membrane
YEAR BUILT 1983 / Renovated 2000

SITE

SITE AREA 10.11 acres
ZONING BP
PARKING 353 cars, ample parking
SIGNAGE Pylon
VISIBILITY Industrial park setting
HWY ACCESS I-395/CT / Route 2/32

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Public Connected

MECHANICAL EQUIPMENT

TYPE OF HEAT Gas, Forced Air
SPRINKLERED Yes, Wet
ELECTRIC SERVICE 400amp/480v/277v

TAXES

ASSESSMENT \$1,881,500
MILL RATE Town: 42.22
TAXES \$79,436.93
(\$2.65/PSF) CAM & Taxes

COMMENTS Owner/User with Income Opportunity! 57,000± SF Industrial / Flex / Warehouse building for Sale in Norwich, CT. There is 30,100± SF presently occupied by a tenant with the remaining 27,000± SF available for Lease. The building has multiple drive-in doors and loading docks, heavy power, and 15± ceiling heights. The property is located on 10.11 acres in the Norwich industrial Park with ample parking of 353 spaces. Outside storage is available also. Close proximity to I-395 and Route 2/32.

DIRECTIONS I-395 Exit 14 to West Town St to Connecticut Ave to Vergason Ave

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