O,R &L COMMERCIAL

Ranked in Top 50 Commercial Firms in U.S.

FOR SALE/LEASE

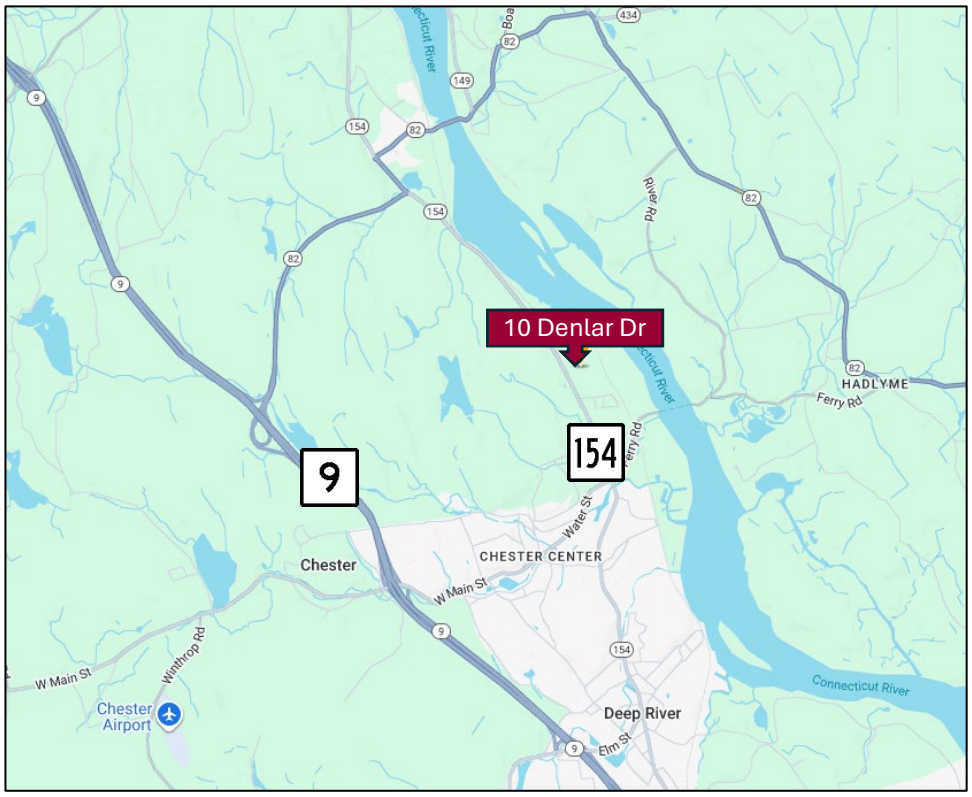
10 Denlar Drive, Chester, CT 06412

TWO INDUSTRIAL BUILDINGS TOTALING 28,525± SF

SALE PRICE: $1,450,000 | LEASE RATE: $6.95/SF NNN

HIGHLIGHTS

- 2 Industrial buildings
  - Building 1 – 18,650± SF
  - Building 2 – 9,875± SF
- 2.88 acres
- 2 loading docks
- 2 drive-in doors
- 29 parking spaces
- 16' clear
- RLM Zone
- Easy access to Rt. 9
- Many area amenities available



CONTACT

Mark Berkowitz | (860) 761-6009
mberkowitz@orlcommercial.com

Jay L. Morris | (860) 721-0033
jmorris@orlcommercial.com

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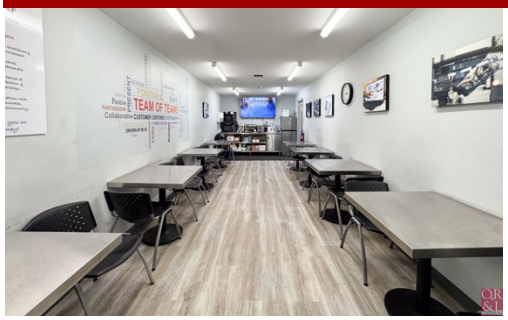
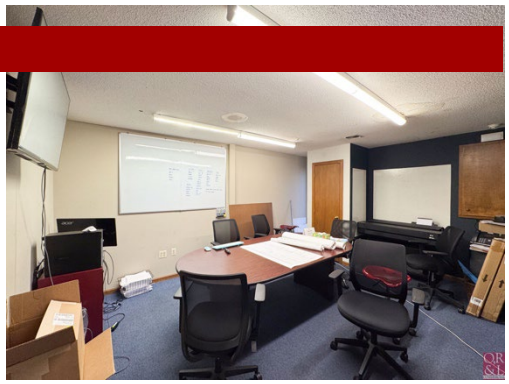
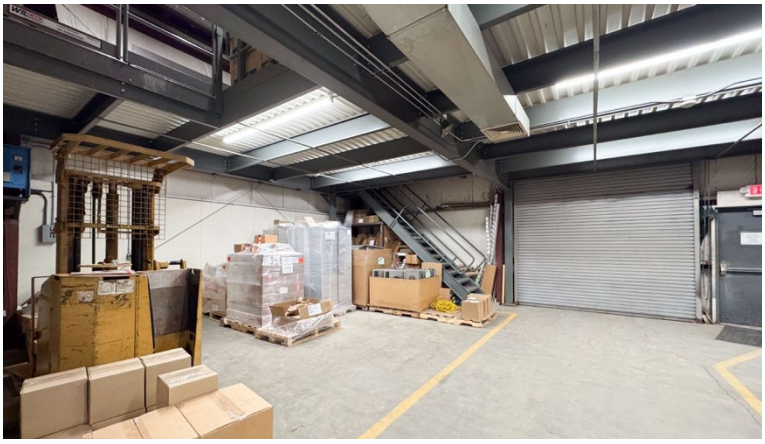
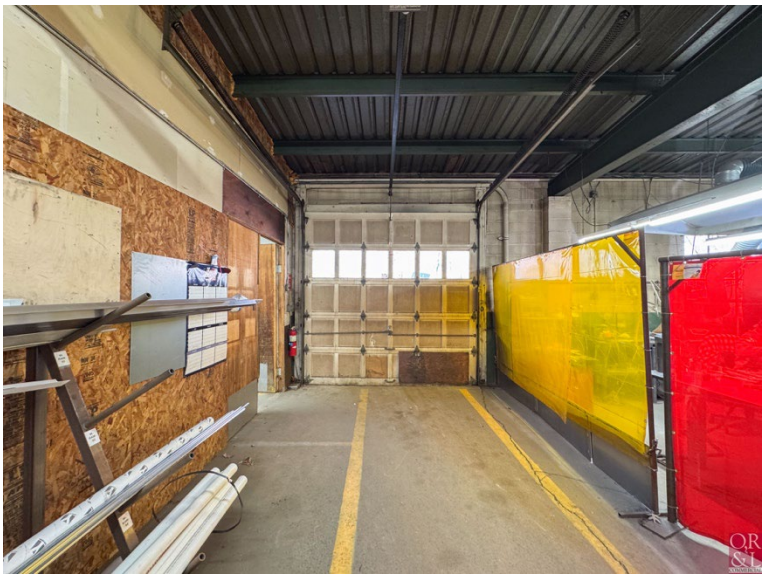
Building 1 | 18,650± SF



Building 2 | 9,875± SF



FOR SALE/LEASE

SALE PRICE $1,450,000 | LEASE RATE $6.95/SF NNN
10 Denlar Drive, Chester, CT 06412
28,525± SF – TWO INDUSTRIAL BUILDINGS

BUILDING INFO	BLDG 1	BLDG 2
GROSS BLD. AREA:	18,650± SF	9,875± SF
OFFICE SF:	1,300± SF	720± SF
FLOORS:	1	1
DRIVE-IN DOOR	1 (12' x 16')	1 (10' x 10')
DOCKS:	1 (10' x 10')	1 (10' x 10')
CLEAR HEIGHT:	16'	15'
CONSTRUCTION:	Metal	Concrete
ROOF TYPE:	Metal	Concrete
YEAR BUILT:	1987	1961
AIR CONDITIONING:	100% A/C	A/C office
HEAT:	FHA, Oil	FHA, Oil
ELECTRIC:	1000amp 208V 4 Wire	400amp 240V
WATER:	City	Well
SEWER:	Septic	Septic
GAS:	No	No

SITE INFORMATION

SITE AREA: 2.88± acres
ZONING: RLM
PARKING: 29 spaces
SIGNAGE: On-building
VISIBILITY: On Denlar Drive
HWY ACCESS: Rt. 154, Rt. 9

ZONING PERMITTED USES

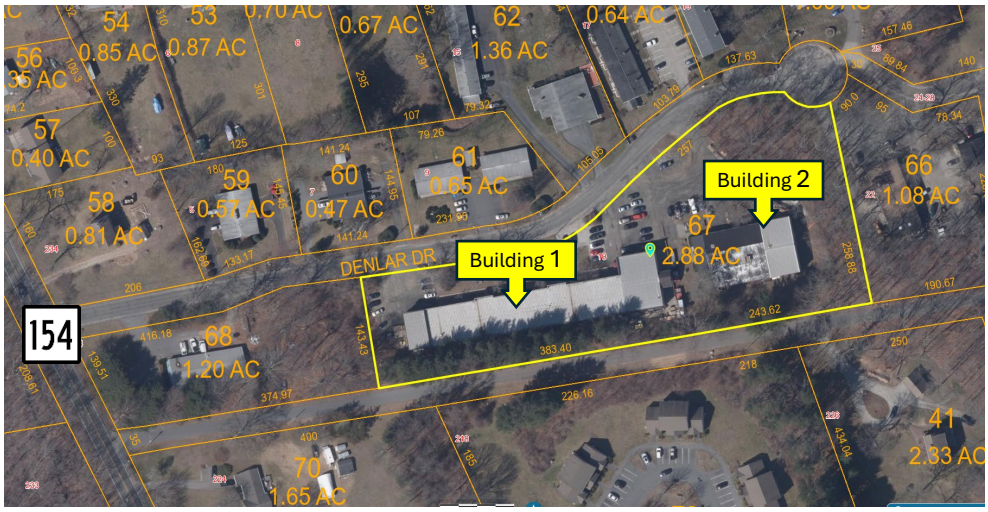
Business, Government and Professional offices
Graphic reproduction services
Computer software design and development
Indoor storage of equipment, materials, & goods

ZONING SPECIAL PERMITTED USES

Facilities for research, development, and testing of processes and products
Manufacturing, fabricating, and assembly of commodities, goods or products
Outdoor storage of equipment, materials, & goods
Vehicular and equipment repair or service
Airports

TAXES

ASSESSMENT: $1,051,610
MILL RATE: 27.08
TAXES: $28,477.60/year | $1.00/SF



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