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Property Summary

Industrial For Sale or Lease

ADDRESS: 221 South Street
New Britain, CT

Directions: Route 9, Exit 25 Ellis St. East to Stanley Street. South to South Street.

Sale Price: \$3,900,000
Lease Price: \$3.00/SF NNN (Industrial)
\$5.00/SF NNN (Office)



BUILDING

Total Square Feet: 468,727
Available Sq. Ft. 221,314
Will Subdivide to: 2,700

Office Space: 36,286
Restrooms: Throughout
Column Spacing: Varied
Loading docks: 6 truck docks or as needed
Drive-in-doors: 3
Ceiling height: 15'-22'
Roof type: Tar & gravel
Construction: Brick & steel
Floors: 1
Floor Type: Concrete
Year built: 1940-1960

UTILITIES

Sewer Public/Septic: Public
Water Public/Well: Public
Gas
Natural/Propane: Natural
Electric Service: Yes
Volt: 240-480 Amp: 3000 Phase: 3
Environmental Assessment: No

Comments: Investment opportunity. Tenants in place at Net leases. 10% CAP rate. Urban job program benefits. High bay space, OHD & two-30 ton cranes. NOI \$420,000

MECHANICAL EQUIPMENT

Office A/C: Yes
Shop A/C: No
Sprinklers: Fully
Office Heat: Electric & gas
Shop Heat: Gas blower
Other:

TAXES

Total Assessment: \$2,338,140
Last Reval:
Building:
Land:
Other:
Mill Rate/Year: 45.39
Taxes: \$106,128.17
Taxes PSF: \$0.25

LAND

Area: 60+/-
Zoning: Industrial
Coverage allowed: 50%
Rail on site: No
Parking: Ample

EXPENSES

CAM \$0.49 PSF
RE Tax \$0.27 PSF
Ins. \$0.05 PSF