

1586 SAYBROOK ROAD, HADDAM, CT

Industrial Buildings on Route 154



FOR SALE: \$1,995,000

- ⇒ Acres: 3.6
- ⇒ 27,465 Total SF (2 Buildings)
- ⇒ Public Water & Septic
- ⇒ Zone: I-1 - Industrial
- ⇒ Taxes: \$20,058
- ⇒ Outbuilding: 1,152 SF
- ⇒ Access from Bridge Rd too
- ⇒ Oil heat
- ⇒ 5 Docks
- ⇒ 3 Drive-in Overhead doors

⇒ Building #1 - 15,465 SF
9,945 SF Warehouse
5,520 SF Office
Ceiling height: 16 Ft
2 Overhead doors
Heating: Oil, warm air
Built: 1973 / Reno 1997

⇒ Building #2 - 12,000 SF
Ceiling height: 20 Ft
3 Overhead doors
3 Loading docks
Heating: None
Year built: 2001

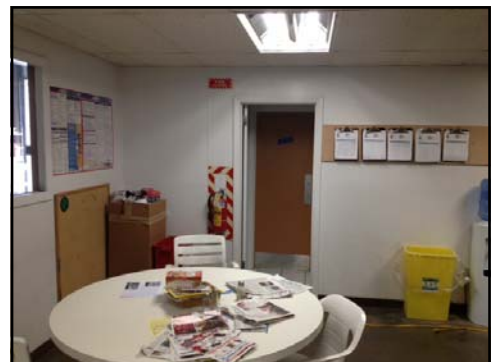
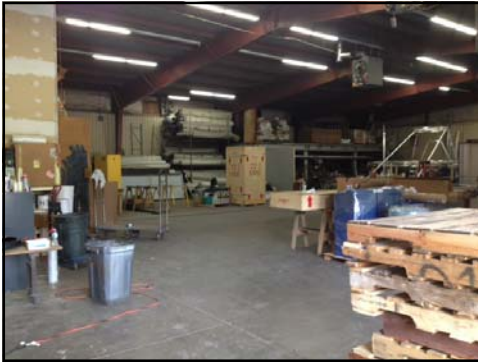


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Demographics	1 MILE	3 MILES	5 MILES
Total Population	698	4,450	15,840
Total Households	228	1,798	6,475
Average Household Income	\$106,758	\$109,489	\$106,142
Average Daily Traffic Count: 4,300			

All information stated is from sources deemed reliable and is submitted subject to errors, omission, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.

