



PROPERTY FOR SALE

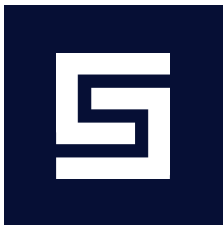
4,960 SQUARE FOOT INDUSTRIAL/FLEX BUILDING

240 CHAPEL ROAD | SOUTH WINDSOR, CT 06074

DAVID MURDOCK
860.983.0029
murdock@sentrycommercial.com



SENTRY COMMERCIAL BROKER ADVISORY LLC | 860.983.0029 | WWW.SENTRYCOMMERCIAL.COM



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PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 240 Chapel Road, South Windsor CT for sale. This attractive 4,960 square foot industrial/flex facility on .70 acres features approximately 3,730 square feet of move-in-ready office space and 1,230 square feet of functional warehouse space.

PROPERTY HIGHLIGHTS

- Attractive 3,730 SF of fully renovated office space
- 1,230 SF of warehouse space with one drive in door
- New EPDM roof (2024)
- Large newly paved yard
- Ideally located within minutes of I-291 with high visibility on Route 5

OFFERING SUMMARY

Sale Price:	\$725,000
Lot Size:	0.70 Acres
Building Size:	4,960 SF

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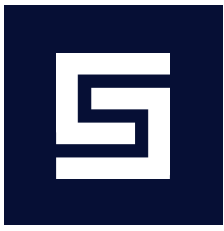
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\$725,000

BUILDING SPECIFICATIONS

Building Size	4,960 SF
Office Space	3,730 SF
Warehouse	1,230 SF
Ceiling Height	13'10"
Drives	1 @ 8' x 8'
Column Spacing	Varies
Roof	EPDM (2024)
Year Built	1955

MECHANICAL/UTILITIES

Power	100 Amp, 120/240 Volt
Heat	Propane
Air Conditioning	Office
Lighting	Fluorescent
Water/Sewer Company	City
Electric Company	Eversource

LAND

Lot Size	0.70 Acres
Zoning	I

TAXES

Tax PSF	\$2.35 SF
Taxes	\$11,643.36
Assessed Value	\$314,600.00
Year Assessed	2025
Mill Rate	37.01

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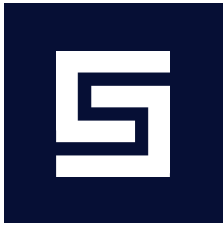
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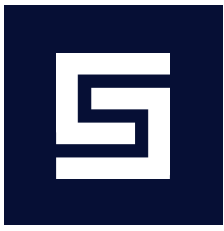
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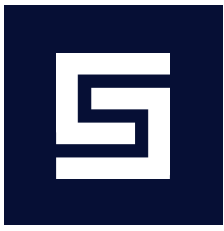
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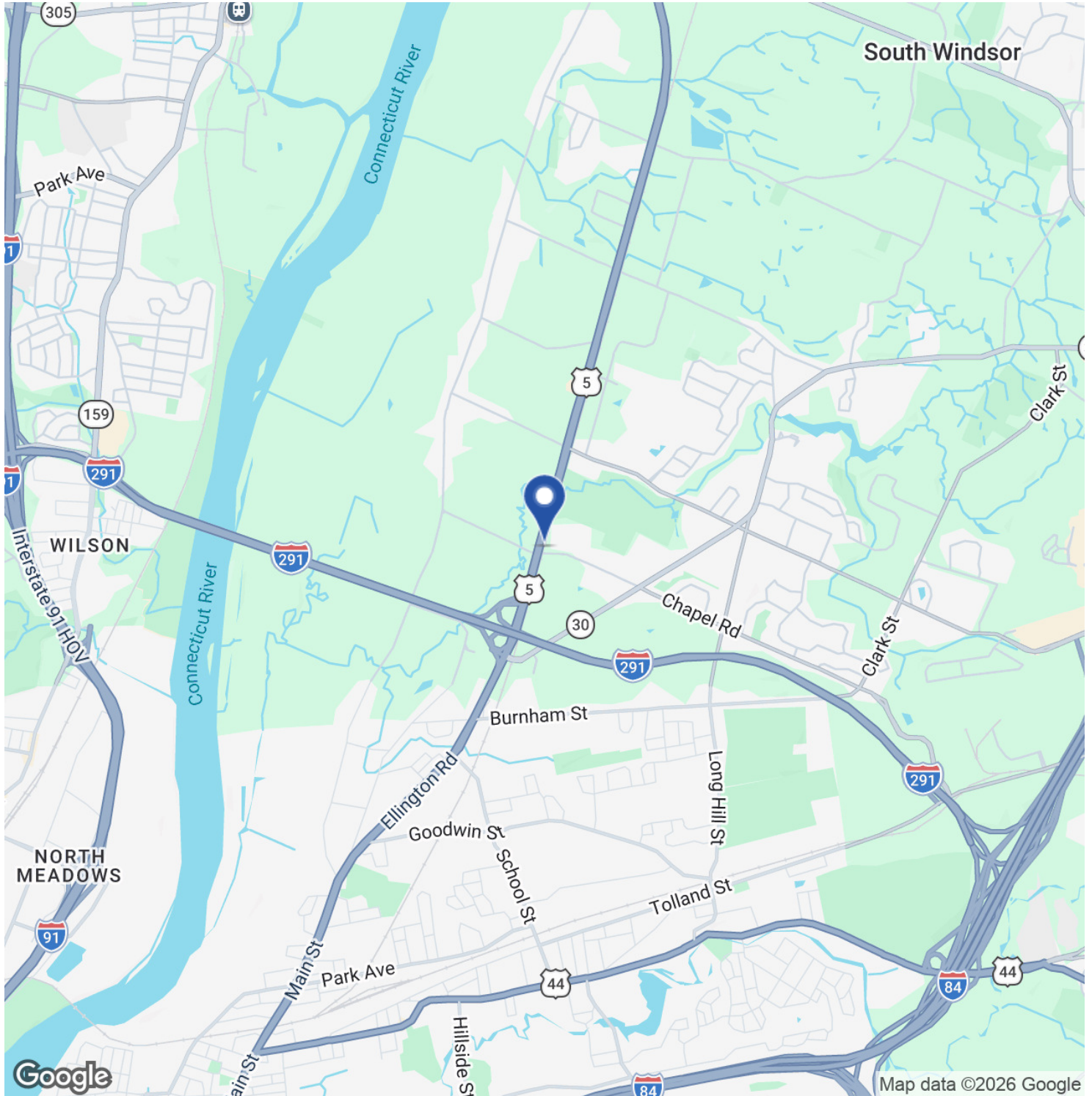
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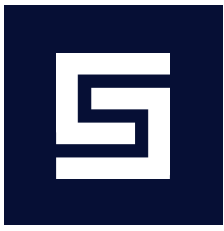
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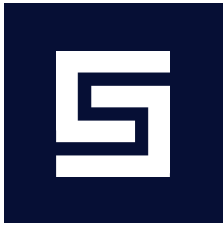
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