

# Plainfield, CT – 1293 Norwich Road Industrial Warehouse – For Sale or Lease



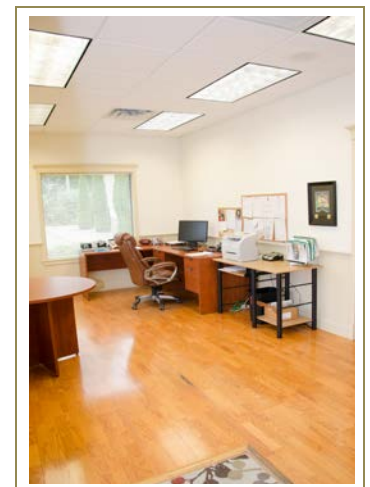
<b>Zoning:</b>	Commercial - Industrial Warehouse
<b>Square Feet / Available:</b>	29,340 / 19,300
<b>For Sale:</b>	\$1,475,000
<b>For Lease: Rates Include Electric &amp; Office Heat</b>	\$7.50/sf 1 <sup>st</sup> Floor (16,300sf Available) \$3.75/sf 2 <sup>nd</sup> Floor (3,000sf Available)
<b>Acres:</b>	5.43
<b>Taxes/Insurance:</b>	\$13.980 / \$11.220

**For Sale: \$1,475,000**

**For Lease: \$7.50/sf 1<sup>st</sup> Floor & \$3.75/sf 2<sup>nd</sup> Floor**

**Gross – Includes Electric & Office Heat**

- > 29,340sf Building. Available: 16,300sf 1<sup>st</sup> Floor & 3,000sf 2<sup>nd</sup> Floor
- > 1<sup>st</sup> Floor Spaces: 9,000sf Warehouse, 18-27ft Ceilings, 4 14'x20' Bays; 2,800sf Warehouse, 18-27ft Ceilings, 1 14'x27' Bay, Entry Door; 2,500sf Shelved Warehouse; 2,000sf Office
- > 2<sup>nd</sup> Floor Space: 3,000sf Office or Warehouse
- > Existing Tenancy Produces \$71,500/yr Income



**Call  
Ron Lyman  
860-884-  
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## LYMAN

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1301 Norwich Road, Plainfield, Connecticut, United States  
Address is approximate

