



112 NOD ROAD, UNITS 6-10, CLINTON, CT **Package: \$330,000.00**
FIVE FULLY TENANTED CONDO UNITS IN THE GREYSTONE BUSINESS CENTER **Each: \$66,000.00**

FOR SALE: Five (5) fully-tenanted 900 SF flex units, each with a 10' x 10' drive-in door & small office. Up to date HVAC systems. May be purchased individually or as a package. Rents are \$800.00/month + Utilities. Landlord pays condo fees, taxes & insurance. Additionally, 3 Office Condo Units + 4 Flex Condo Units totalling 6,300 SF also available for purchase or lease. 2,700 SF office includes 8 private offices, conference room, small kitchen/break room, bullpen area with 4 cubicles & vestibule/lobby. Furnishings may also be purchased/leased. Four (4) 900 SF Flex units each with a 10' x 10' OH door and 12' ceilings available for sale/lease individually or as a whole. See related listings for details. Present Use: Varied – Light Industrial, Contractor's Office, etc
Potential Use: Any Light Industrial or Similar Use

Directions: I-95N, Exit 62. LEFT to Duck Hole Rd. RIGHT .4mi to River Rd. LEFT to Nod Rd. RIGHT .75mi to #112 on RIGHT. I-95S, Exit 63. RIGHT to N. High St. LEFT .6mi to Nod Rd. RIGHT 1.7mi to #112 on LEFT.

AVAILABILITY	SF Available:	4,500 SF	Ceiling Height:	12'	Overhead Doors:	5	Minimum
	SF Available Office:	750 SF	Ceiling Height:	12'	Truck Docks:	N/A	Subdivide:
BUILDING INFORMATION	Stories:	1			Overhead Doors:	5	Size:
	First Floor Area:	4,500 SF	Ceiling Height:	12	Truck Dock(s):	0	Size:
	Second Floor Area:		Ceiling Height:		Year Built:	1988	
	Third Floor Area:		Ceiling Height:		Condition:	Excellent	
	Other Floor Areas:		Ceiling Height:		Construction Type:	Masonry & Steel	
	Office Area:	750 SF			Roof:	Gable/Asphalt Shingle	
	Total Floor Area:	4,500 SF			Lin. Ft. Clear Span:	All of each 900 SF unit	
LAND	Lot(s):	1			Frontage:	240'	
	Area SF:				Depth:	Varies	
	Acres:	In Common			% Land Coverage:	Built-out	
	Parking:	3-4 Per Unit			% Building Coverage Permitted:	30%	
	Zoning:	I-2			Condition of site:	Level/Dry	
	Restrictions/Easements: Subject to title search						

Utilities		Mechanical Equipment		Assessment		Transportation	
Water:	City	Elevator Size:	N/A	Land:	In Common	Bus Service:	Yes
Gas:	Yes	Heating:	Gas Hot Air	Building:	TBD	Distance:	Door
Volts:	240	Air Conditioning:	Fully	Total:	TBD	Turnpike:	I-95
Amps:	100	Sprinkler:	No	Mills:	30.54	Exit:	62
Phase:	Single	Other Equipment:	New HVAC	Taxes:	TBD		
Sewer:	Septic			A/S:	70%		

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Information contained herein is subject to errors and omissions-believed to be accurate but is not warranted.

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