



49 & 55 FOWLER ROAD, NORTH BRANFORD, CT \$2,400,000.00

THE R & R FREIGHT SERVICES CAMPUS

FOR SALE: Three buildings on two adjoining lots. Total acreage of 4.45 acres. #49 is a total of 9,100 SF in the front building and 3,534 SF in the rear building on 2.45 acres. #55 is a total of 20,000 SF built in 2013 on 2 acres. #55 is a distribution building with 30' ceiling height and truck docks and one drive-in truck door. It is possible that the two properties could be sold separately.

Present Use: Warehouse Distribution for a logistics company

Potential Use: Any distribution company or a light industrial company

Directions: I-95N, Exit 56, LEFT. Continue to CT-139N. Continue 1.5 mi to CT-80. RIGHT & continue approx .5 mi to Fowler Rd. on RIGHT. Property on LEFT. I-95S, Exit 56. LEFT to light. RIGHT & continue as above.

<u>BUILDING INFORMATION</u>	
Stories:	1
First Floor Area:	30,634 SF
Second Floor Area:	2,000 SF
Third Floor Area:	
Other Floor Areas:	
Office Area:	4,000 SF
Total Floor Area:	32,634 SF
Ceiling Height:	14',30'
Ceiling Height:	
Ceiling Height:	
Ceiling Height:	
Overhead Doors:	6
Truck Dock(s):	4
Year Built:	2013 & 1970
Condition:	Excellent
Construction Type:	Masonry/Pre-engineered steel
Roof:	Flat
Lin. Ft. Clear Span:	Varies
Size:	10' x 16'
Size:	8' x 8' & 8' x 12'

<u>LAND</u>	
Lot(s):	2
Area SF:	193,842 SF
Acres:	4.45
Parking:	35 cars, 10 tractors, 30+ trailers
Zoning:	I-2
Restrictions/Easements:	None at present
Frontage:	400'
Depth:	Varies
% Land Coverage:	30%
% Building Coverage Permitted:	30%
Condition of site:	Level

<u>Utilities</u>	<u>Mechanical Equipment</u>	<u>Assessment</u>	<u>Transportation</u>
Water: City	Elevator Size: N/A	Land: \$359,700	Bus Service:
Gas: Yes	Heating: GHA/panel block	Building: \$942,400	Distance:
Volts: 240	Air Conditioning: Offices only	Total: \$1,302,100	Turnpike: I-95
Amps: 600	Sprinkler: Bldg. #55	Mills: 33.39	Exit: 56
Phase: 3	Other Equipment:	Taxes: \$43,477	
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.