

36 Nod Road - Clinton

9,720 Sqft - 36 Nod Road, Clinton, Connecticut

Property Description

CONTRACTOR YARD! Offering Seller Financing and accepting cash & private equity offers. Landscapers, Heavy Construction, DOT Contractors, If you need more space outside than in, Take Note! Perfect Industrial Outside Storage Site. Perfect for a "SeaCan" (shipping container) self-storage operation. Take advantage of 4 acres without construction costs. Site and zoning allow for up to 40,000SF and multiple uses. Current tenancies are both long & short-term. Potential for a buyer to immediately occupy one unit of about 1,000SF or current owner may lease back short term. Current NOI is approximately \$60,000.00/YR. Leases are NNN.

Availability

Listing Type: **For Sale**

Property Type: **Warehouse/Industrial/Lt, Industrial**

Price: **\$995,000**

Square Footage: **9,720 Sqft**

Minimum Ceiling Height: **14 ft**

Maximum Ceiling Height: **14 ft**

Present Use:: **Multi-Tenant Flex**

Potential Use:: **Any Light Industrial Redevelopment**

Address Map

Address: **36 Nod Road,
Clinton,
Connecticut**

Country: **US**

State: **CT**

City: **Clinton**

Features

Proximate to Interstate: **Yes**

OH Doors: **Yes**

OH Doors: **6**

OH Door Height: **0 ft**

Building Details

Stories:	1
Year Built:	1978
Condition:	Good
Roof:	Metal
Construction Type:	Steel
Total Floor Area:	9,720 Sqft

Utilities

Availability:	Connected
Source:	Municipal
Type:	Septic
Availability:	Connected
Type:	Propane
Availability:	Connected
Provider:	Other
Availability:	Connected
Provider:	Public Utility
Volts:	110
Amps:	100
Phase:	I

Assessment

Land:	\$153,700
Building:	\$296,200
Total:	\$449,900
Mill Rate:	19.83

Site

Lot(s):	1
Area SF:	197,762 Sqft
Acreage:	4.54 Acre(s)
Parking:	45
Zoning:	I-2
Frontage:	150 ft
Depth:	Varies
Condition of Site:	Level/Dry
Restrictions:	Subject to title search

Mechanicals

Heating:	Propane
Air Conditioning:	Office Only

Transportation

Bus Service:	No
Turnpike:	I-95
Exit:	62

Taxes: **\$13,420**

A/S Ratio: **70**

Agent Info



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