



## 35-41 INDUSTRIAL PARK ROAD, ESSEX

**\$875,000.00**

### A 29,507 SF LIGHT INDUSTRIAL/FLEX BUILDING IN THE VALLEY INDUSTRIAL PARK

**FOR SALE:** A 29,507 SF Light Industrial/Flex Building with 18-foot ceilings, Heavy Power, 4 Truck Docks & 3 Overhead Doors. Presently occupied by a single company, the building is easily dividable into multiple units with fire walls, truck loading, electrical service with separate utility metering making it an ideal consideration for an investor/developer. Well located within an industrial park with many businesses, restaurants & services close by. One-half mile from CT-9, Exit 3. 3.5 miles to I-95, Exit 69. The building is in need of renovation/upgrading. Land owned by condominium association. HOA = \$297/Month.

**Present Use:** A light manufacturing business

**Potential Use:** Any light industrial, warehouse, or distribution business. Ideal for an investor/developer.

**Directions:** Route #9, Exit 3, left off ramp to traffic light. Left at light to right on Borum Road to industrial park on right.

#### **BUILDING INFORMATION**

Stories:	1	Overhead Doors:	3	Size:	8' x 10'
First Floor Area:	29,507 SF	Truck Dock(s):	4	Size:	8' x 8'
Second Floor Area:		Year Built:	1970	Condition:	Less than good
Third Floor Area:		Construction Type:	Pre-engineered insulated steel		
Other Floor Areas:		Roof:	Insulated steel		
Office Area:	1,200 SF	Lin. Ft. Clear Span:	Varies but good		
Total Floor Area:	29,507 SF				

#### **LAND**

Lot(s):	1	Frontage:	390'
Area SF:		Depth:	Varies
Acres:		% Land Coverage:	Built out
Parking:	20 (many more possible)	% Building Coverage Permitted:	30%
Zoning:	Industrial	Condition of site:	Level/Dry
Restrictions/Easements:	A condominium		

#### **Utilities**

Water:	City
Gas:	Yes
Volts:	440
Amps:	1200
Phase:	3
Sewer:	Septic

#### **Mechanical Equipment**

Elevator Size:	N/A
Heating:	Gas hot air
Air Conditioning:	Office only
Sprinkler:	None
Other Equipment:	

#### **Assessment**

Land:	
Building:	\$683,700
Total:	\$683,700
Mills:	21.85
Taxes:	\$14,939
A/S:	70%

#### **Transportation**

Bus Service:	Yes
Distance:	At Door
Turnpike:	CT- 9 & I-95
Exit:	#3 & #68

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