

36 NOD ROAD

CLINTON

A 9,700 SF FREESTANDING BUILDING WITH 6 OHDD
ON 4.54 ACRES

\$995,000.00

FOR SALE

Multi-Tenant fully leased growth opportunity. Site and I-2 zoning allow for up to 40,000SF and multiple uses. Current tenancies are both long and short-term. Potential for a buyer to immediately occupy one unit of about 1,000SF or current owner may lease back for the short term. Current NOI is about \$60,000 per year. Leases are NNN. Potential for Contractor Yard Use, Storage or self-storage, light assembly, warehousing and more for future development. Within a mile of I-95 in Clinton's light industrial corridor.

Present Use: Multi-Tenant Flex Uses

Potential Use: Any Light Industrial Redevelopment Use



BUILDING INFORMATION

Stories:	1	
First Floor Area:	9,720SF	Ceiling Height: 14'
Second Floor Area:	SF	Ceiling Height:
Third Floor Area:	SF	Ceiling Height:
Other Floor Areas:	SF	Ceiling Height:
Office Area:	SF	
Total Floor Area:	9,720SF	
Overhead Doors:	6	Size: Varying
Truck Dock(s):	0	Size:
Year Built:	1978	
Condition:	Good	
Construction Type:	Steel	
Roof:	Metal	
Lin. Ft. Clear Span:		

LAND

Lot(s):	1	Frontage:	150'
Area SF:	197,762	Depth:	Varies
Acres:	4.54	% Land Coverage:	
Parking:	45	% Building Coverage Permitted:	
Zoning:	I-2	Condition of site:	Level/Dry

UTILITIES

Water:	Municipal
Sewer:	Septic
Gas:	Yes

POWER

Volts:	110
Amps:	100
Phase:	1

MECHANICAL EQUIPMENT

Elevator Size:	0
Heating:	propane
Air Conditioning:	office
Sprinkler:	No
Other Equipment:	

ASSESSMENT

Land:	\$153,700.00
Building:	\$296,200.00
Total:	\$449,900.01
Mills:	29.83
Taxes:	\$13,420.00

TRANSPORTATION

Bus Service:	No
Distance:	
Turnpike:	I-95
Exit:	62
Distance:	2 Miles



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