



# 1244 OLD CLINTON ROAD

**WESTBROOK**

A 12,359 SF BUILDING ON 1.4 ACRES IN WESTBROOK

**\$895,000.00**

## FOR SALE

A 12,359 SF Light-Industrial Building with one truck dock & one overhead door. Building features heavy (600 Amp, Phase III) power, air-conditioned offices and is fully sprinklered. Less than 1 mile to I-95 N/S. Close to Westbrook CBD with shops, restaurants, services, etc. Lease back from current owner possible.

**Present Use:** Light Industrial

**Potential Use:** Any Light Industrial, Assembly, Distribution, Manufacturing, Contractor

### BUILDING INFORMATION

Stories:	1	
First Floor Area:	12,359 SF	Ceiling Height: 12'
Second Floor Area:		Ceiling Height:
Third Floor Area:		Ceiling Height:
Other Floor Areas:		Ceiling Height:
Office Area:	1,800 SF	
Total Floor Area:	12,359 SF	
Overhead Doors:	1	Size: 8' x 14'
Truck Dock(s):	1	Size: 8' x 8'
Year Built:	1976, Renovated in 2006	
Condition:	Good	
Construction Type:	Masonry/Steel	
Roof:	Flat	
Lin. Ft. Clear Span:	Varies	

### LAND

Lot(s):	1	Frontage:	300'
Area SF:	61,419	Depth:	Varies
Acres:	1.41	% Land Coverage:	20
Parking:	20	% Building Coverage Permitted:	30
Zoning:	MDR	Condition of site:	Level/Dry

### UTILITIES

Water:	City
Sewer:	Septic
Gas:	Available

### POWER

Volts:	208
Amps:	600
Phase:	III

### MECHANICAL EQUIPMENT

Elevator Size:	NA
Heating:	Electric
Air Conditioning:	Office
Sprinkler:	Fully
Other Equipment:	Alarm

### ASSESSMENT

Land:	\$119,290.00
Building:	\$241,190.00
Total:	\$360,480.00
Mills:	20.76
Taxes:	\$9,949.24

### TRANSPORTATION

Bus Service:	No
Distance:	--
Turnpike:	I-95
Exit:	65
Distance:	.8 Miles



**Kristin Geenty**  
203-488-1005

[Kris@GeentyGroup.com](mailto:Kris@GeentyGroup.com)



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