



INDUSTRIAL PROPERTY FOR SALE

82,270 SF INDUSTRIAL FACILITY

49 REGENT STREET | MANCHESTER, CT 06040

DAVID MURDOCK
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190 TRUMBULL STREET | 860.983.0029 | WWW.SENTRYCOMMERCIAL.COM



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PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 49 Regent Street, Manchester CT for sale. This 82,270 square foot industrial facility on 6.2 acres offers heavy power, multiple dock doors and 7,500 square feet of attractive office space.

PROPERTY HIGHLIGHTS

- Heavy 4,000 amp, 480 volt power
- Large yard
- Six docks and two drive-in doors
- Located less than two miles to I-84

OFFERING SUMMARY

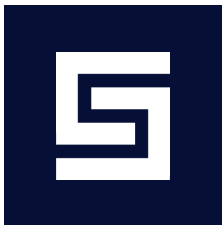
Sale Price:	\$1,250,000
Lot Size:	6.2 Acres
Building Size:	82,270 SF

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\$1,250,000

BUILDING SPECIFICATIONS

Building Size	82,270 SF
Office Space	7,500 SF
Warehouse	68,931 SF
Mezzanine	5,839 SF
Docks	6
Drives	2
Roof	Tar & gravel & rubber over office area
Clear Height	10'
Column Spacing	22' x 24'
Year Built	1956



MECHANICAL/UTILITIES

Power	4,000 amp, 480 volt, 3 phase
Heat	Gas
Air Conditioning	Office
Lighting	Fluorescent
Sprinklers	Wet System
Water/Sewer Company	City
Gas / Propane	Yes
Electric Company	Eversource



LAND

Lot Size	6.2 Acres
Zoning	Industrial

TAXES

Tax PSF	\$0.40 SF
Year Assessed	2018

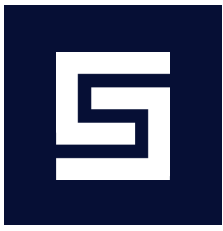


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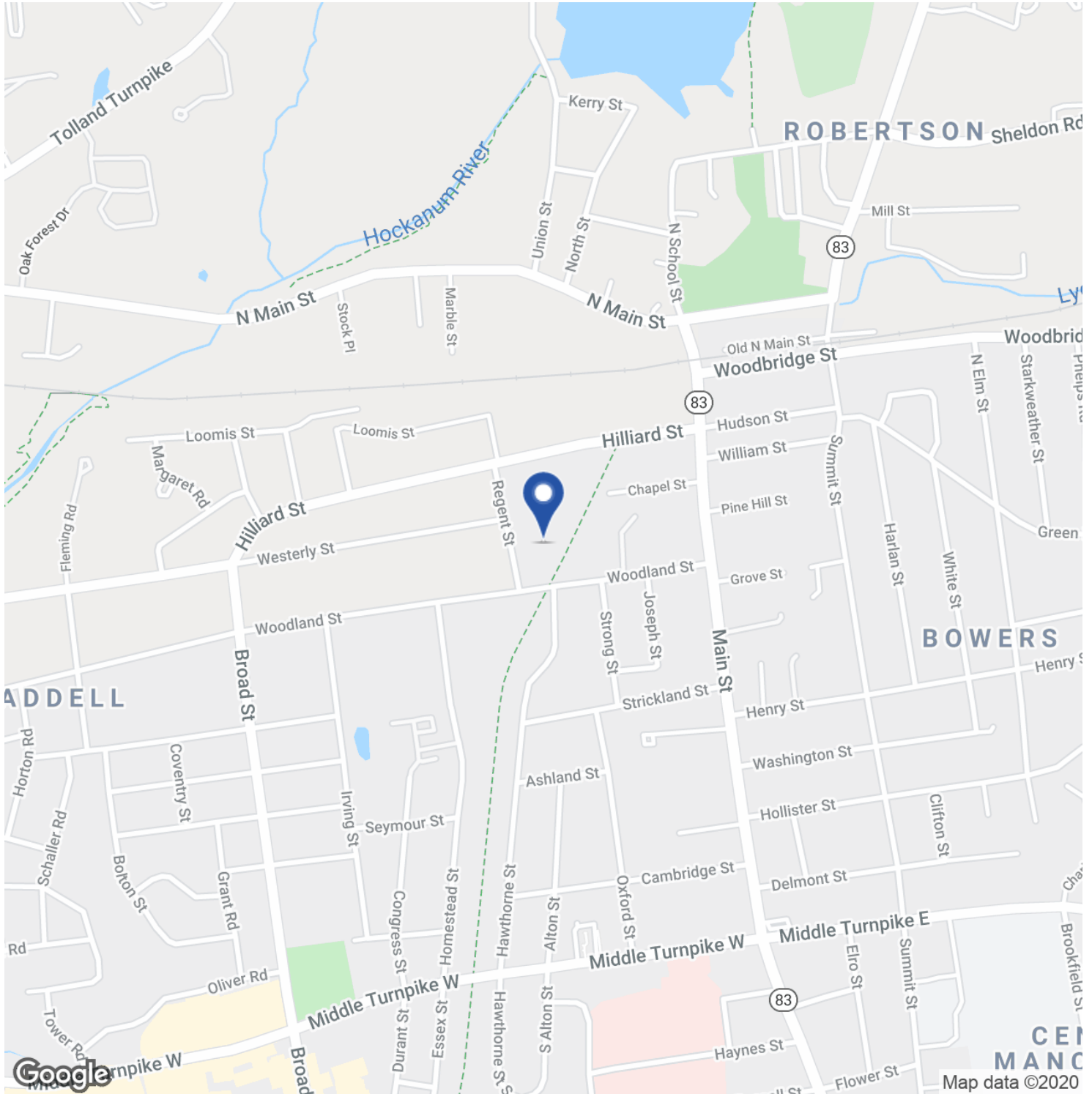
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