



Drubner Commercial
Real Estate Services

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NAME OF BUILDING OR SITE 143 WOLCOTT ROAD

TOWN Wolcott ST. & NO. 143 Wolcott Road ZIP 06716

DESCRIPTION For Sale 18,139 +/- SF Industrial Building (s) on 2.14 +/- acres

WILL DIVIDE _____ PRESENT USES Industrial POTENTIAL USES Office / Retail

BUILDING

FLOORS	<u>1</u>
	SF Ceiling
Bldg 1	<u>16,765 11"</u>
Bldg 2	<u>1,374</u>
3rd fl.	
Other	
Office SF	
Total SF avail.	<u>18,139</u>
Total SF bldg.	<u>18,139</u>
Type Const.	<u>masonry</u>
Colum spacing	
Yr. built	<u>1950</u>
No. O/H doors	
Truck docks	
Parking	
Expansion	

MECHANICAL EQUIPMENT

Heat Type	<u>Gas</u>
Elev.	
A/C Office	
plant	
Sprinkler	
Roof Type	<u>Asphalt</u>
Year	
Other	

LAND

Acres	<u>2.14</u>
Zoning	<u>IND</u>
Condition of Site (%)	
Level	
Slope	<u>X</u>
Wet	
Dry	

TERMS

Sale Price \$300,000

UTILITIES

Water:	Municipal	<u>X</u>	Well	
Electric:	Amp.		Phase	
Gas:	<u>X</u>			
Sewer:	Sanitary	<u>X</u>	Septic	

Tenant Pays:

Insurance	
Heat	
Water	
A/C	
Electric	
Taxes	

ASSESSMENT:

Land:	
Improvements:	
Total:	<u>\$382,060</u>
Mill Rate:	<u>31.27</u>
Taxes:	<u>\$11,947</u>

REMARKS:

Great visibility for contractor or service company.
Multiple sections can easily be split up for various tenants.

AGENT: JOHN FAMIGLIETTI

TRANSPORTATION

Highway Visibility	
Interstate Highway	
Exit	
State Rt.	<u>Rt. 69</u>
RR Siding	

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