



1239 & 1249 JOHN FITCH BOULEVARD SOUTH WINDSOR, CT 06074

\$1,595,000

23,498 SF AVAILABLE

Sentry Commercial, as exclusive agent for the owner, is pleased to present 1239 & 1249 John Fitch Boulevard, South Windsor CT for sale. 1239 John Fitch is 9,600 square feet and 1249 John Fitch is 13,898 square feet. The two properties are being sold together and the site offers over 265 feet of combined street frontage on Route 5 and an ideal large fenced-in yard.

- Two buildings totaling 23,498 square feet
- Owner will consider selling the properties separately
- Large fenced-in yard space
- 265 feet of street frontage on Route 5
- Each building has both loading docks and drive up ramps

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COMMERCIAL

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1239 & 1249 JOHN FITCH BOULEVARD, SOUTH WINDSOR CT

\$1,595,000

1239 JOHN FITCH BOULEVARD

Building Size: 9,600 SF
Office: Approximately 2,320 SF • Warehouse: Approximately 7,280 SF
Ceiling Height: 10' 4"
Docks: 1 (9' x 9') • Drives: 1 (12' x 10')
Floors: Concrete slab • Roof: Rubber membrane
Column Spacing: 29' x 21'
Construction: Concrete block
Date Built: 1961
Building Dimensions: 80' x 125'
Power: 400 amp, 240 volt
Lighting: Fluorescent
Heat: Gas (warehouse); Electric (office)
Air Conditioning: No
Sprinkler: No
Water/Sewer: City



1249 JOHN FITCH BOULEVARD

Building Size: 13,898 SF
Office: Approximately 4,090 SF • Warehouse: Approximately 9,808 SF
Ceiling Height: 12' 9"
Docks: 1 (8' x 12') • Drives: 3 (12' x 10') and 1 (10' x 10')
Floors: Concrete slab • Roof: Rubber membrane
Column Spacing: Varies
Construction: Concrete block
Date Built: 1961
Building Dimensions: 138' x 101'
Power: 800 amp, 240 volt
Lighting: Fluorescent
Heat: Gas
Air Conditioning: Office area
Sprinkler: No
Water/Sewer: City

LAND

Total Acres: 3.86 (1.86 + 2.00)
Rail: No
Zoning: I

TAXES

Taxes PSF: \$1.34
Assessment: \$835,200
Year Assessed: 2017
Mill Rate: 37.67

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