



FOR SALE - INDUSTRIAL BUILDING



14 North Main St., Baltic (Sprague), CT 06330

**FOR
SALE**

\$790,000

Norm Peck

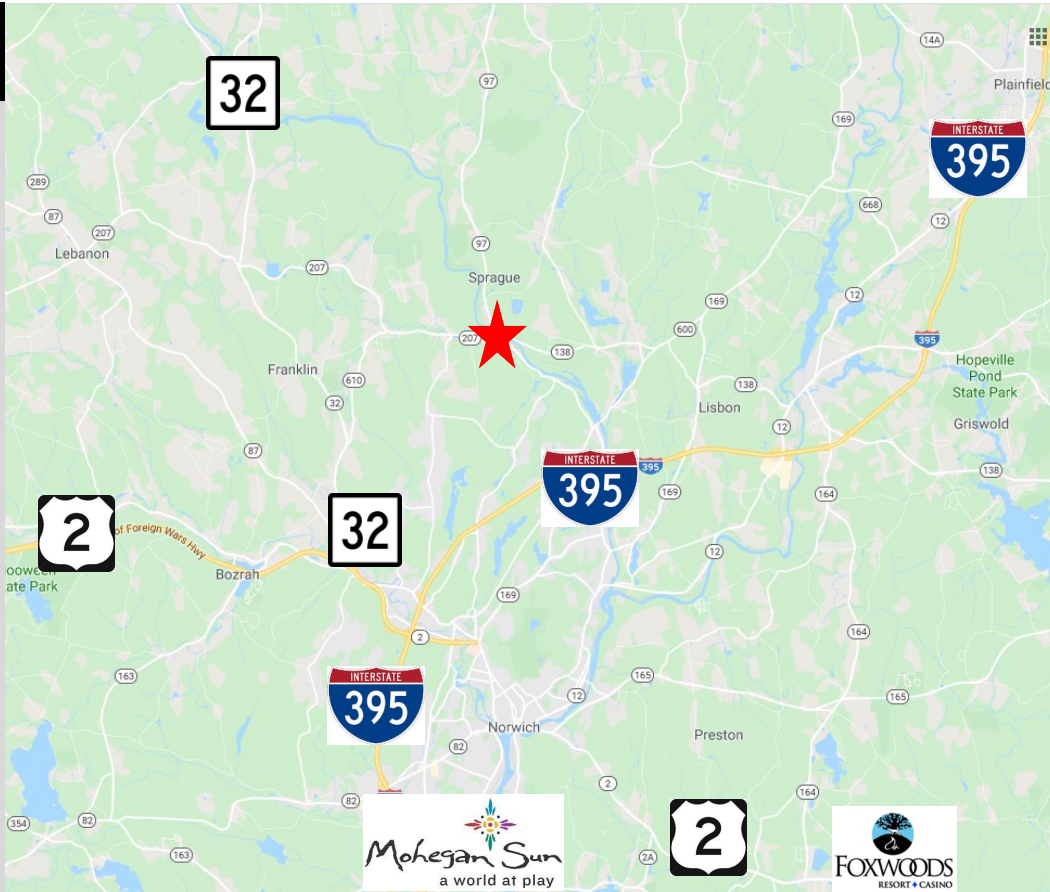
Pequot Commercial

15 Chesterfield Road, Suite 4
East Lyme, CT 06333

860-447-9570 x133
860-444-6661 Fax
npeck@pequotcommercial.com

- ⌘ One story, 24,000sf columned steel building
 - Built 1993 and 2004
 - Two thirds of building has 8" floor
 - One third of building has 4" floors
 - Ceilings 18' to 25'
- ⌘ 3 Phase; 1200 amp
- ⌘ Municipal Water/Sewer; Propane heat
- ⌘ 3.3 acres w/ 120' road frontage
- ⌘ One loading dock w/ 20 ton leveler
- ⌘ One 12' overhead door
- ⌘ Security system and fenced-in
- ⌘ Parking 50+ spaces
- ⌘ Zone BD Baltic Economic Development Zone
- ⌘ Assessment \$484,640
- ⌘ Taxes \$16,841
- ⌘ Riverfront but NO flooding (high elevation)





Zone BD—Baltic Economic Development Zone

By Special Permit: Repair Services, Retail, Business Services, Public Recreation, Farmer’s Market, Manufacturing, Assembly, Winery, School, Place of Worship, Brewery, Restaurant, Brew Pub, Multi-Family, Elderly Housing, Child Day Care, Convalescent Home, Private Club...

DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
Total Population	18,788	104,756	383,385
Total Households	8,035	44,104	151,869
Household Income \$0—\$30,000	17.63%	20.33%	17.93%
\$30,001-\$60,000	23.06%	25.98%	22.71%
\$60,001-\$100,000	27.08%	26.30%	25.90%
\$100,001+	32.23%	27.38%	33.46%



Information deemed reliable but not guaranteed and offerings subject to errors, omissions, change of price or withdrawal without notice.



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