

WAREHOUSE WITH OFFICE MEZZANINE

18 Knollwood Drive • Clinton, CT 06413



Highlights:

- Clinton's 20,000+ SF warehouse with office space
- 18' ceiling height
- Ample parking
- Good roof and mechanicals
- Easily divided for rental income
- On private dead end, but only minutes to I-95

WAREHOUSE WITH OFFICE MEZZANINE

18 Knollwood Drive • Clinton, CT 06413



Property Profile:

Total Building Size:	16,325 SF
Office Space:	3,763 SF
Lot Size:	1 acre
Ceiling Height:	18 FT
Occupancy:	60%
Utilities:	Sprinklers
Zone:	I-1 (Industrial-1)
Year Built:	1961
Price:	\$1,150,000

Trade Area:

	1 - Mile	3 - Mile	5 - Mile
Total Population	3,064	16,989	29,281
Total Households	1,366	7,081	11,714
Med. HH Income	\$71,796	\$82,205	\$88,205
Owner Occ. Housing	964	5,567	9,329
Renter Occ. Housing	403	1,514	2,384
Total Businesses	362	1,038	1,658
Total Employees	2,941	8,914	14,407

For More Information Contact:

Bill Kane

860-388-9100 ext 3

bkane@paramountpartners.com

www.paramountpartners.com