# **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

### PARAMOUNT PARTNERS

Commercial Real Estate Solutions a member of **RETAIL** BROKERS

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### 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



## **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

## For More Information Contact: **Bill Kane** 860-388-9100 ext 3 bkane@paramountpartners.com www.paramountpartners.com

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