



## 20 CONNECTICUT SOUTH DRIVE EAST GRANBY, CT 06026

**\$995,000**

### 15,416 SF AVAILABLE

Sentry Commercial, as exclusive agent for the owner, is pleased to present 20 Connecticut South Drive, East Granby for sale. This 15,416 square foot industrial building on 2.95 acres offers 3,300 square feet of office, two dock doors, one drive in door and is located in an attractive industrial area with easy access to Route 20 and I-91.

- Air conditioned offices
- Updated LED lighting
- Two 8' x 8' dock doors
- One 12' x 10' drive in doors
- Irrigation system

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# 20 CONNECTICUT SOUTH DRIVE, EAST GRANBY CT

**\$995,000**

## **BUILDING SPECIFICATIONS**

Building Size: 15,416 SF

Office: 3,353 SF

Warehouse: 12,063 SF

Ceiling Height: 20'

Docks: 2 (8' x 8')

Drives: 1 (12' x 10')

Roof: Tar and gravel (1989/resealed in 2012)

Column Spacing: 57' x 25'

Year Built: 1989

## **MECHANICALS**

Power: 400 amp, 120/208 volt, 3 phase

Heat: Gas

Air Conditioning: Office

Lighting: LED

Sprinkler: Wet

## **UTILITIES**

Water: City

Gas: Eversource

Sewer: City

Electric: Eversource

## **LAND**

Acres: 2.95

Parking: 15 spaces; space for additional parking available

Rail: No

Zoning: Industrial

## **TAXES**

Taxes PSF: \$1.42

Assessment: \$674,100

Year Assessed: 2018

Mill Rate: 32.40



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