



## 20 CONNECTICUT SOUTH DRIVE EAST GRANBY, CT 06026

### 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

### \$995,000

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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









# SENTRY

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