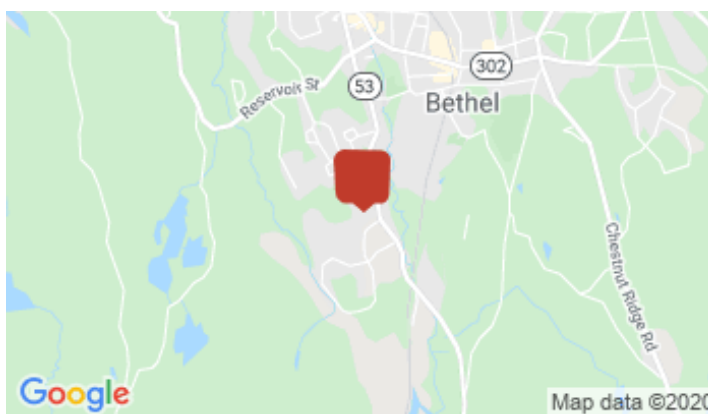


159 Grassy Plain Street

159 Grassy Plain Street, Bethel, CT 06801



Listing ID:	30582399
Status:	Active
Property Type:	Industrial For Sale
Industrial Type:	Flex Space, Free-Standing
Gross Land Area:	3 Acres
Sale Price:	\$2,495,000
Unit Price:	\$70.26 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Bridgeport-Stamford-Norwalk
County:	Fairfield
Loading:	1 Dock, 3 Doors
Ceiling:	25 ft. / 16 ft. Clear
Office SF:	8,952 SF
Drive-In Bays:	2 Bays
Tax ID/APN:	09 23 014-2
Zoning:	INDUSTRIAL PARK (IP)
Property Use Type:	Net Leased Investment (NNN), Investment, Vacant/Owner-User
Gross Building Area:	35,512 SF
Building/Unit Size (RSF):	35,512 SF
Road Type:	Highway
Highway Access:	I-84 Exit 5 and 8
Tenancy:	Single Tenant
Year Built:	1984
Construction/Siding:	Block, Metal Siding, Steel Frame
Parking Ratio:	2.4 (per 1000 SF)
Parking Type:	Surface



Overview/Comments

This purchase would make an Excellent 1031 C exchange opportunity. For sale at \$2,495,000. The property was previously leased by Magellan Aerospace which is a publicly traded company.

The property is located adjacent to the Clark Business Park on Route 53 - 10 Minutes to I-84 Exit 5. The property is in good condition - sprinklered - 2,000 amps of power with 85 parking spaces. Clean environmental inspections and reports are in place and available for review. The 35,512 s.f. manufacturing facility was built in 1984 and 1999 and has 8,952 s.f. of office space. The building is situated on 3 Acres. The taxes are low at \$45,824 for the 2019-2020 tax year. Property is serviced by public gas, municipal water and municipal sewer. The property is zoned IP allowing a wide ...

More Information Online

<https://advantagerealtyinc.catalist.com/listing/30582399>

QR Code

Scan this image with your mobile device:



Property Contacts



Joseph Michael Struna

Advantage Realty Commercial
203-733-1290 [M]
203-798-9345 [O]
Mike@AdvantageRealtyInc.Com



Chris Cosio

Advantage Realty Commercial
203-524-8635 [M]
203-798-9345 [O]
Chris@AdvantageRealtyInc.Com