



841 ROUTE 32

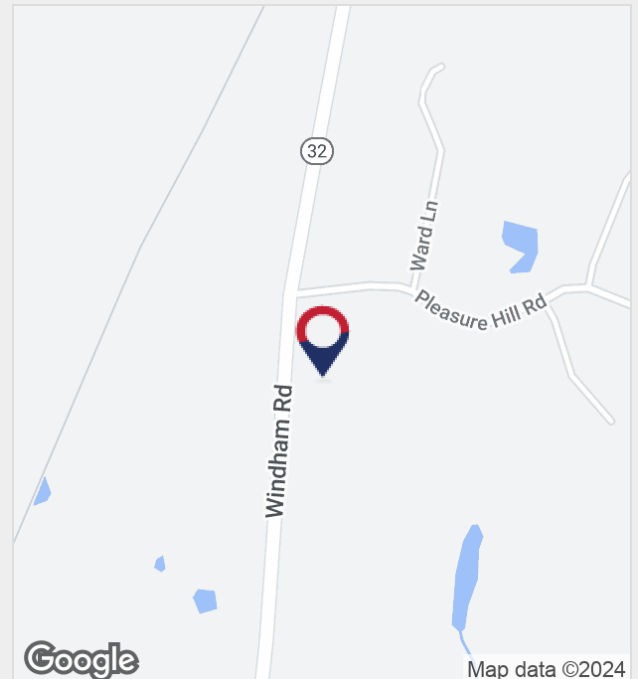
841 ROUTE 32 , North Franklin, Connecticut 06254

Property Features

- Investment Property 36,964 SF
- 2 Buildings - 1250-3750 SF units
- Loading Docks and Drive-in Spaces
- 4500 Finished Office Space Could be owner occupied
- 85% Leased Space

Amenities

- Ample Parking
- Large Paved common areas
- Site lighting
- Highway Signage



For more information:

Hugh Schnip, MICP

877 327 3755 x702 • hschnip@elite-cres.com



Sale Price: \$1,575,000

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Elite Commercial Real Estate Services
901 Farmington Avenue, West Hartford, CT 06119
877 327 3755
elite-cres.com

Property Details

Total Building Sq Ft	36,964 SF	Dock, Drive-In & Rail Access	Yes
Lot Size:	5.62 Acres	Electric Service	Electric
Max Contiguous / Min Sub Divide	24,000 SF / 1000 SF	Phone / Data Service	Yes
Number Of Units	11	Back-Up Power Supply	No
Rentable / Useable Sq Ft Ratio	-	HVAC	Yes
Additional Buildings	4	Type Of Heat	Gas Heat
Frontage	330	Natural Gas / Propane / Oil	Propane
Parking	50	City Water / Well	Well
Number Of Floors	1	Sewer / Septic	Septic
Year Built:	2007	Sprinkler System	No
Ceiling Height	8.5 - 18 ft	Fire Prevention, Security Alarm Y Life Safety	-
Ceiling Type	Drywall	Environmental Assessment	N/A
Restrooms	Yes	Zoning	C-2
Lighting	Yes	Assessment	-
Construction	Class C Flex Space metal buildings	Mill Rate	25.72
Framing	Steel	Estimated Taxes Per Sq Ft	\$0.57
Roof Type	Metal Panel with gutters	Estimated Insurance Per Sq Ft	\$0.00
Column Spacing	TBD	Estimated CAM Per Sq Ft	\$0
Elevator	-	Access / Visibility	Excellent
Basement	No	Location Setting	State Highway Business
Storage	Yes	Traffic Count	10,600
		Signage	Yes

Demographics

	1 Mile	5 Miles	10 Miles
Total Households:	132	5,950	41,709
Total Population:	340	14,780	108,270
Average HH Income:	\$84,297	\$70,468	\$72,085

Property Highlights

- Investment Property 36,964 SF
- 2 Buildings - 1250-3750 SF units
- Loading Docks and Drive-in Spaces
- 4500 Finished Office Space Could be owner occupied