



INDUSTRIAL PROPERTY FOR SALE

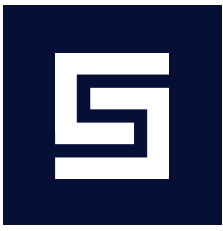
7,440 SF INDUSTRIAL BUILDING

48 STOCK PLACE | MANCHESTER, CT 06042

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SENTRY COMMERCIAL BROKER ADVISORY LLC | 860.983.0029 | WWW.SENTRYCOMMERCIAL.COM



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PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 48 Stock Place in Manchester, Connecticut for sale along with an additional 0.57 acres located at 46 and 56 McCabe Street. The property is well-suited for both an owner-user or an investor, featuring three month-to-month tenants that provide near-term flexibility and income.

PROPERTY HIGHLIGHTS

- Additional 0.57 acres included in sale located at 46 & 56 McCabe Street
- Approximately 3,000sf of additional storage space available in lower level
- Property can be sold either vacant or with 3 tenants
- Newly painted exterior
- New shingle roof (2025)

OFFERING SUMMARY

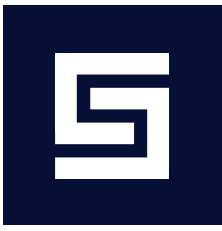
Sale Price:	\$550,000
Lot Size:	Stock Place - 0.26 Acres McCabe Street - 0.57 Acres
Building Size:	7,440 SF + Approx. 3,000 SF in lower level

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BUILDING SPECIFICATIONS

Building Size	7,440 SF + Approx. 3,000 SF in lower level
Office Space	1,500 SF +/-
Warehouse	5,940 SF +/-
Ceiling Height	Section 1 - 11'06" - 13'04" Section 2 - 9'10" - 11' Section 3 - 11'
Docks	1
Drives	5
Column Spacing	Varies
Year Built	1900
Roof	New shingles (2025) Modified Bitumen with coating (newer)

MECHANICAL/UTILITIES

Power	570 amps, 208 volt, 3 phase
Heat	Gas
Air Conditioning	Office
Water/Sewer Company	Yes
Electric Company	Eversource

LAND

Lot Size	Stock Place - 0.26 Acres McCabe Street - 0.57 Acres
Zoning	IND - Stock Place RB - McCabe Street

TAXES

Tax PSF	\$0.71 SF
Taxes	\$8,477.68 - Stock Place
Assessed Value	\$212,900.00
Year Assessed	2024
Mill Rate	39.82

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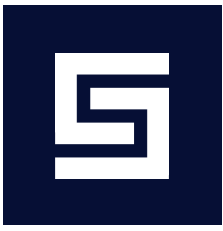


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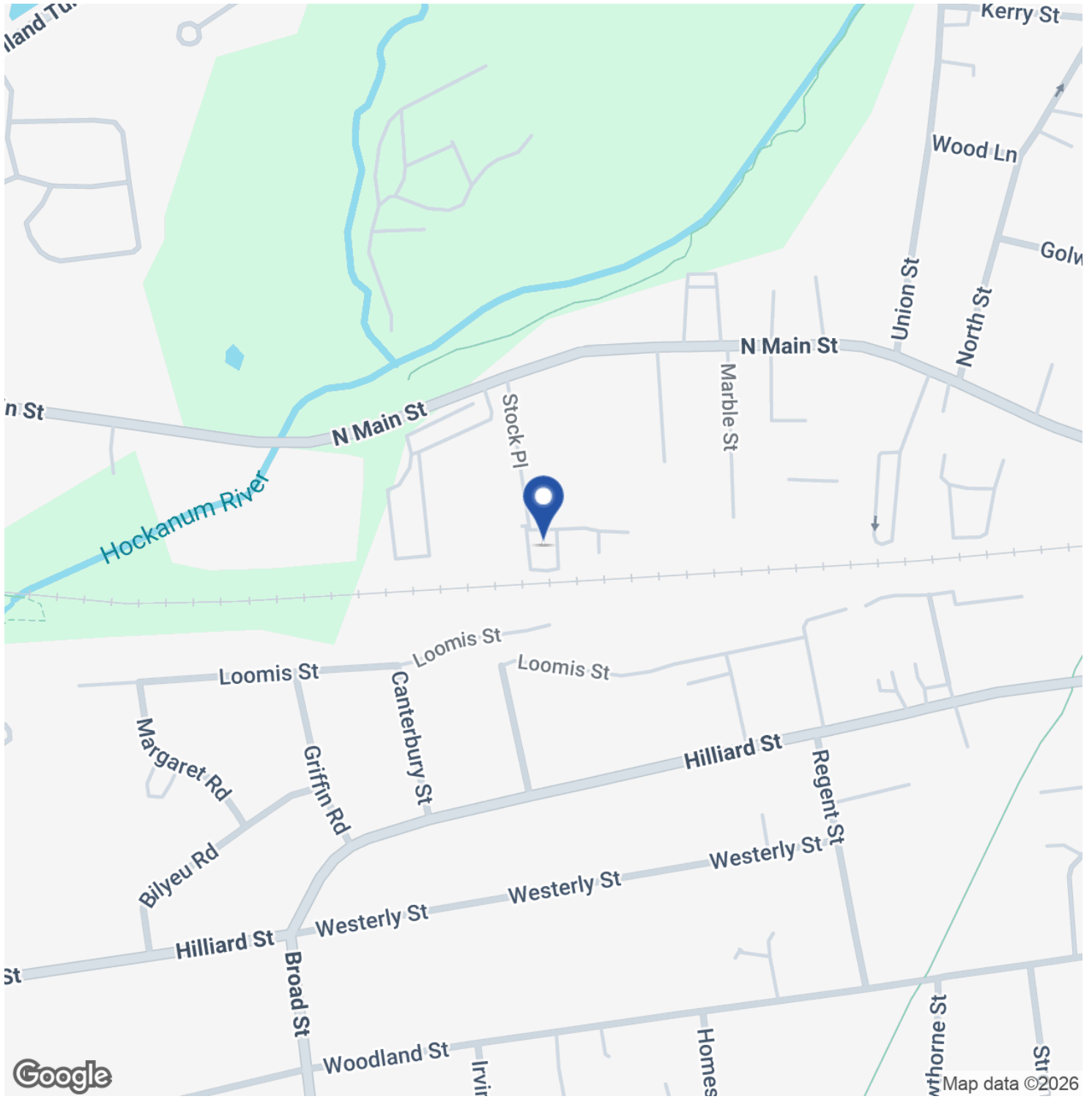
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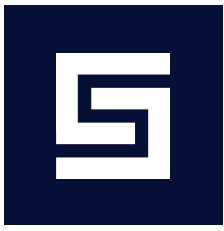


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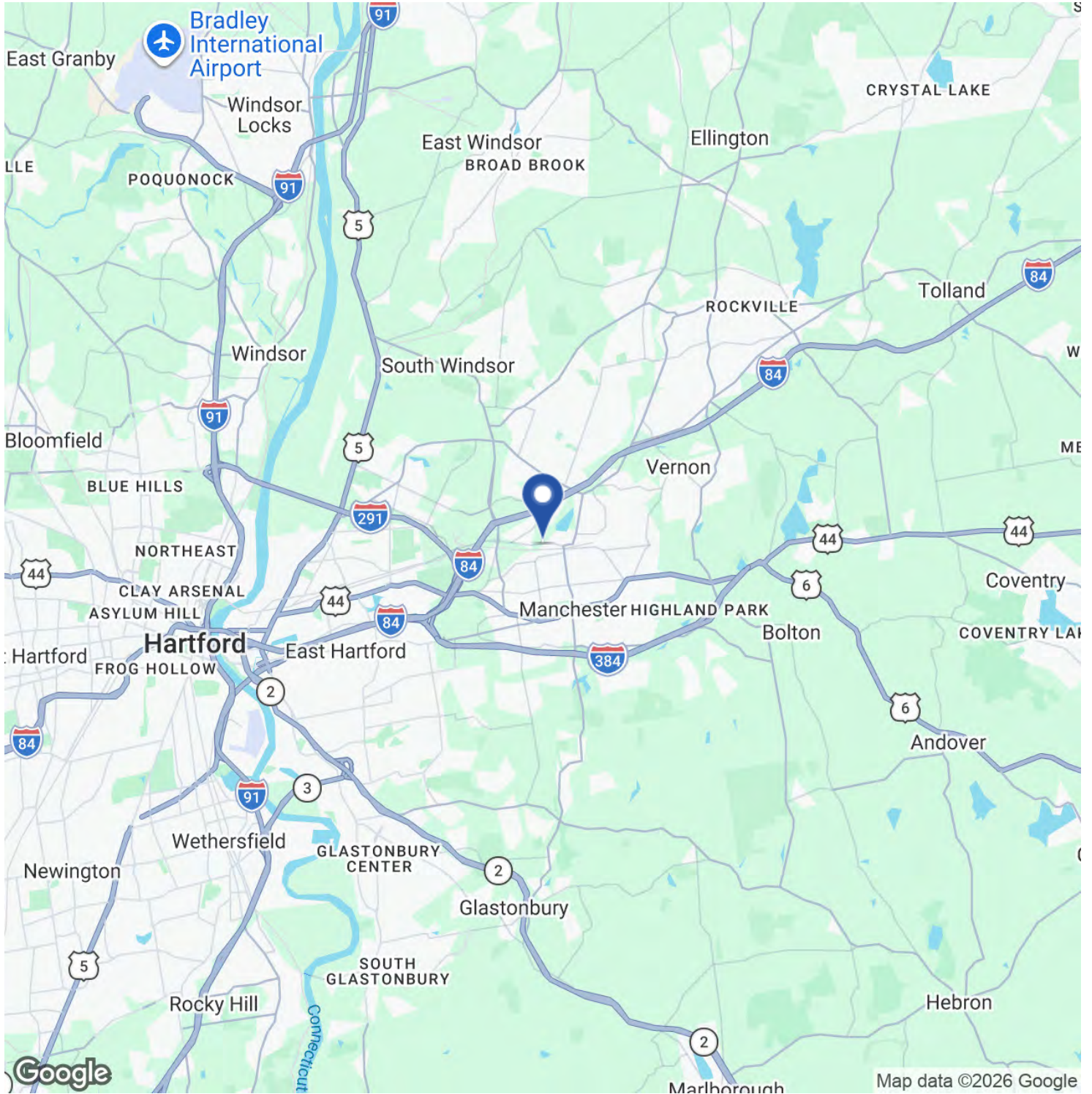
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