



PROPERTY FOR SALE

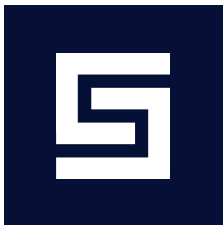
14,181 SF INDUSTRIAL BUILDING

14 EMILY ROAD | EAST WINDSOR, CT 06016

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



FOR SALE

14,181 SF INDUSTRIAL BUILDING

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PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer 14 Emily Road in East Windsor, Connecticut for sale. This 14,181 square-foot industrial building features two dock-height doors, two drive-in doors, and a large fenced yard providing excellent outdoor storage.

OFFERING SUMMARY

Reduced Sale Price:	\$1,475,000
Lot Size:	2.76 Acres
Building Size:	14,181 SF

PROPERTY HIGHLIGHTS

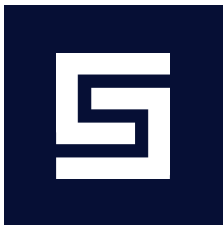
- 2.76 acres of yard space with new pavement and millings
- Approximately 2,000 SF of move in ready office space with new mini splits
- 2 docks and 2 drive in doors
- New shingle roof over office and warehouse roof recently recoated
- New gutters and downspouts on entire building

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Reduced Sale Price: \$1,475,000

BUILDING SPECIFICATIONS

Building Size	14,181 SF
Office Space	2,000 SF
Warehouse	12,181 SF
Ceiling Height	11'09" - 15'05" (5,164 SF) 8' - 9' (7,317 SF)
2 Docks	1 (10' x 12') & 1 (8' x 7')
2 Drives	1 (10' x 8') & 1 (8' x 7')
Column Spacing	Varies; (clear span in 5,164 SF)
Year Built	1950

MECHANICAL/UTILITIES

Power	600 amp, 120/208 volt (3 meters)
Heat	Propane gas & mini splits
Air Conditioning	Office
Lighting	LED
Water/Sewer Company	City
Electric Company	Eversource

LAND

Lot Size	2.76 Acres
Zoning	B-2

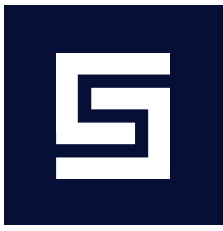
TAXES

Tax PSF	\$0.71 SF
Taxes	\$10,088.72

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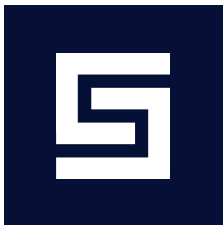


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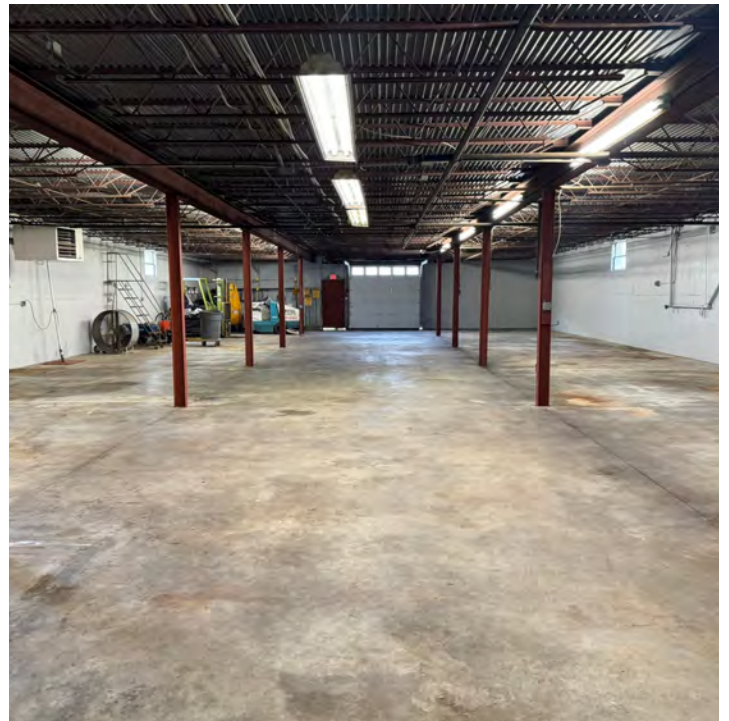
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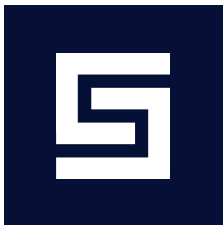


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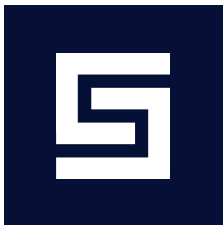


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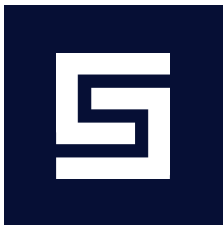


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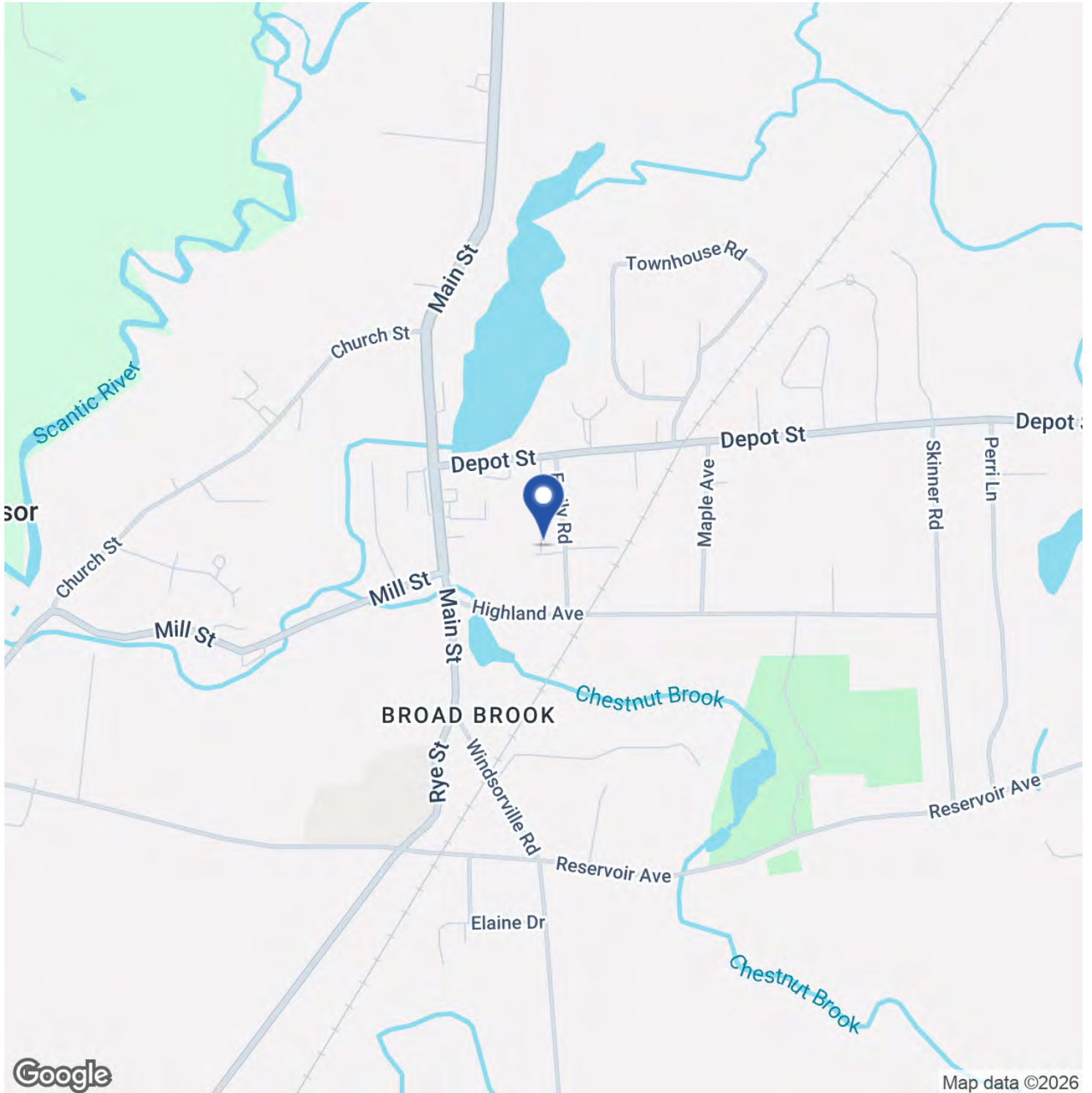
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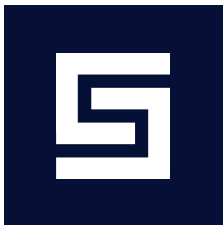


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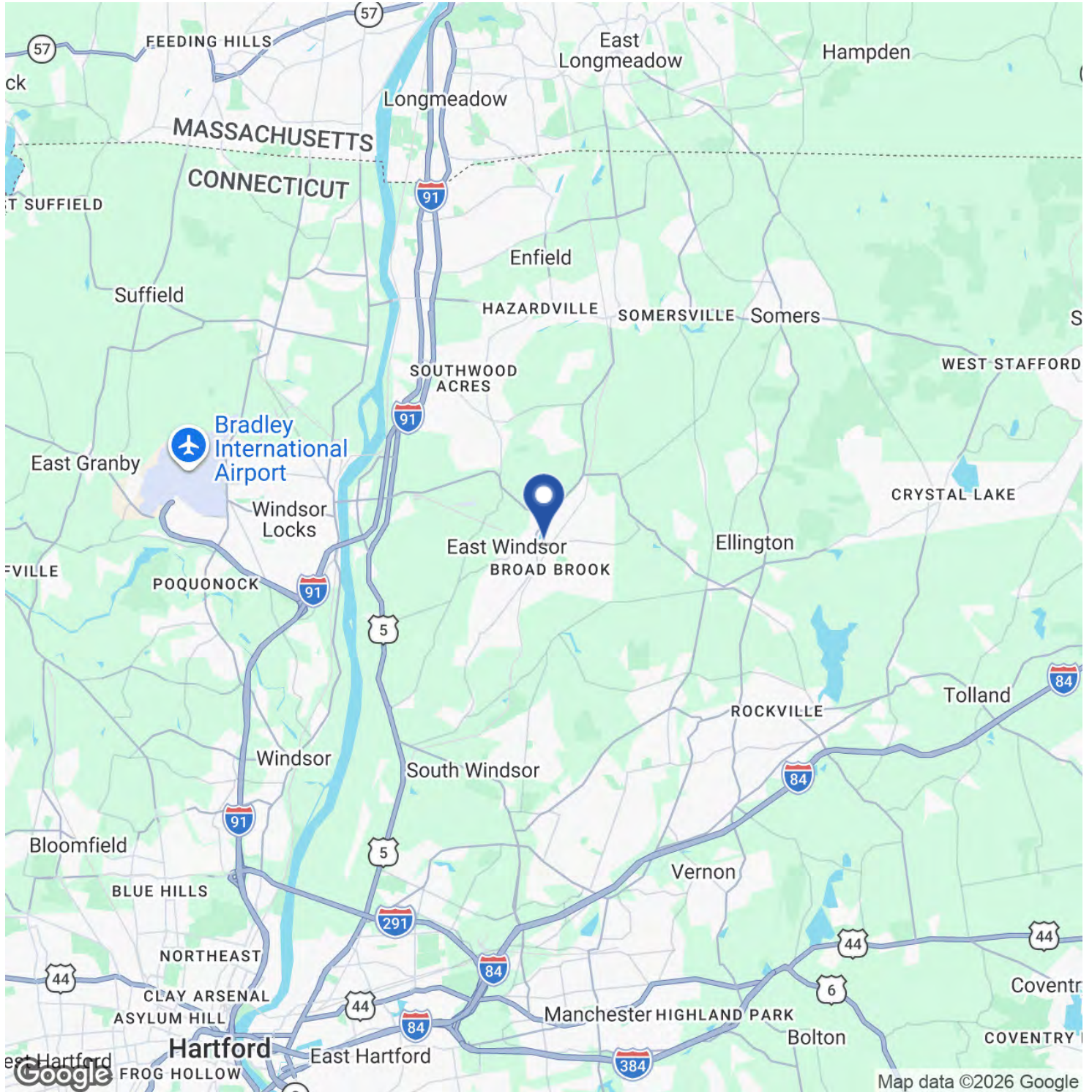
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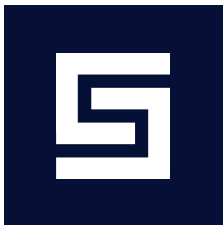


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