

FOR SALE

97 Forestville Avenue, Plainville, CT 06062

7,900± SF Industrial Building on 1.11 Acres

SALE PRICE: \$724,000

HIGHLIGHTS

- 7,900± SF Industrial Building Available
- 2- Story 1,800± SF Office Area
- Immediately off Route 72 with easy access to I-84
- 4 drive-in doors
- Excellent building for a small contractor
- Fenced in yard for outside storage

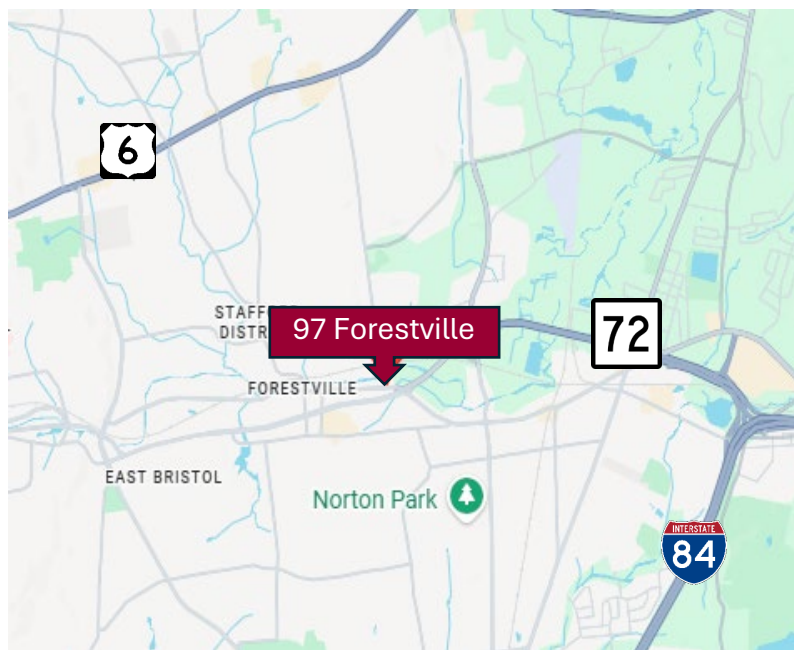
CONTACT

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WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

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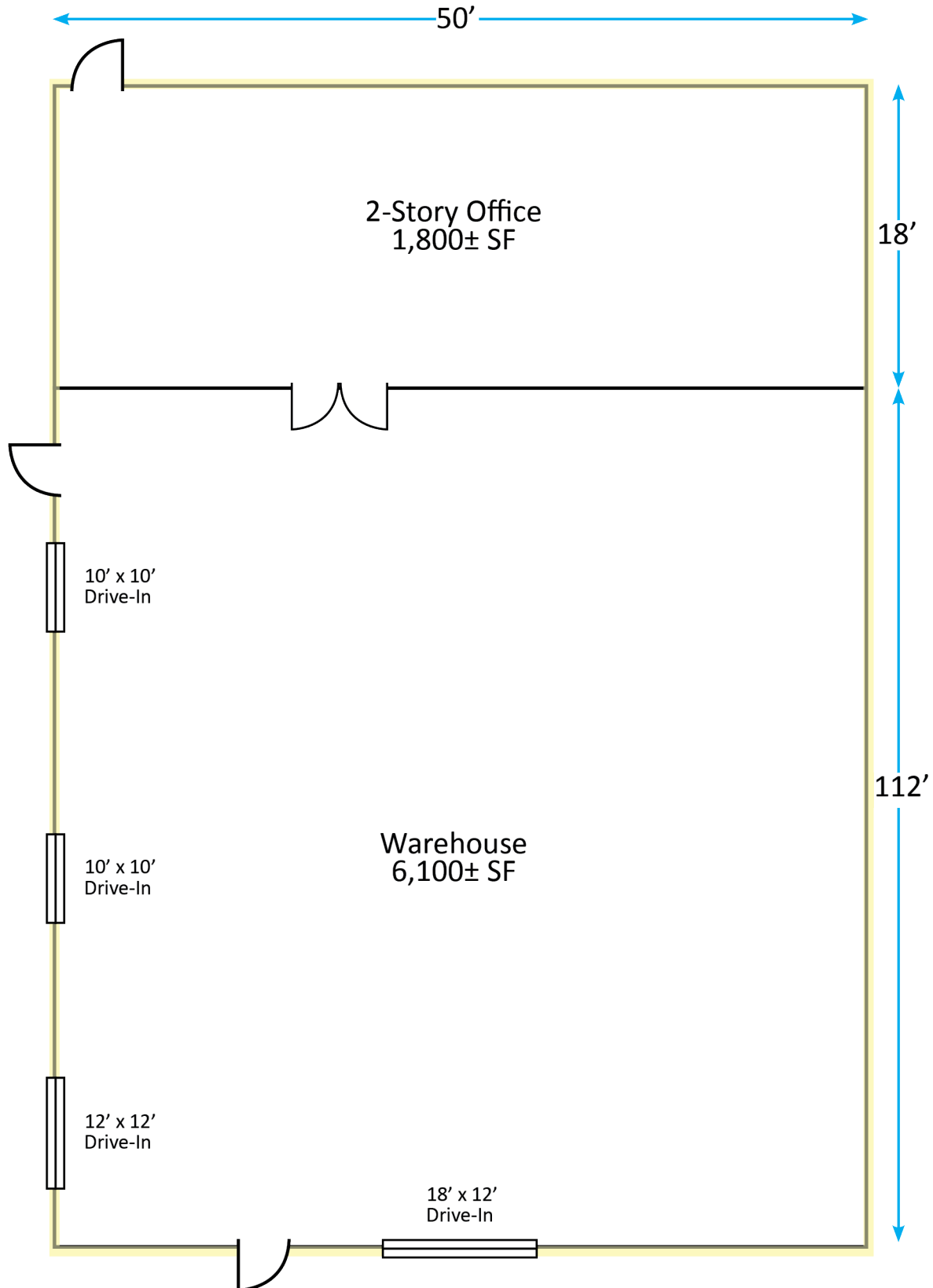


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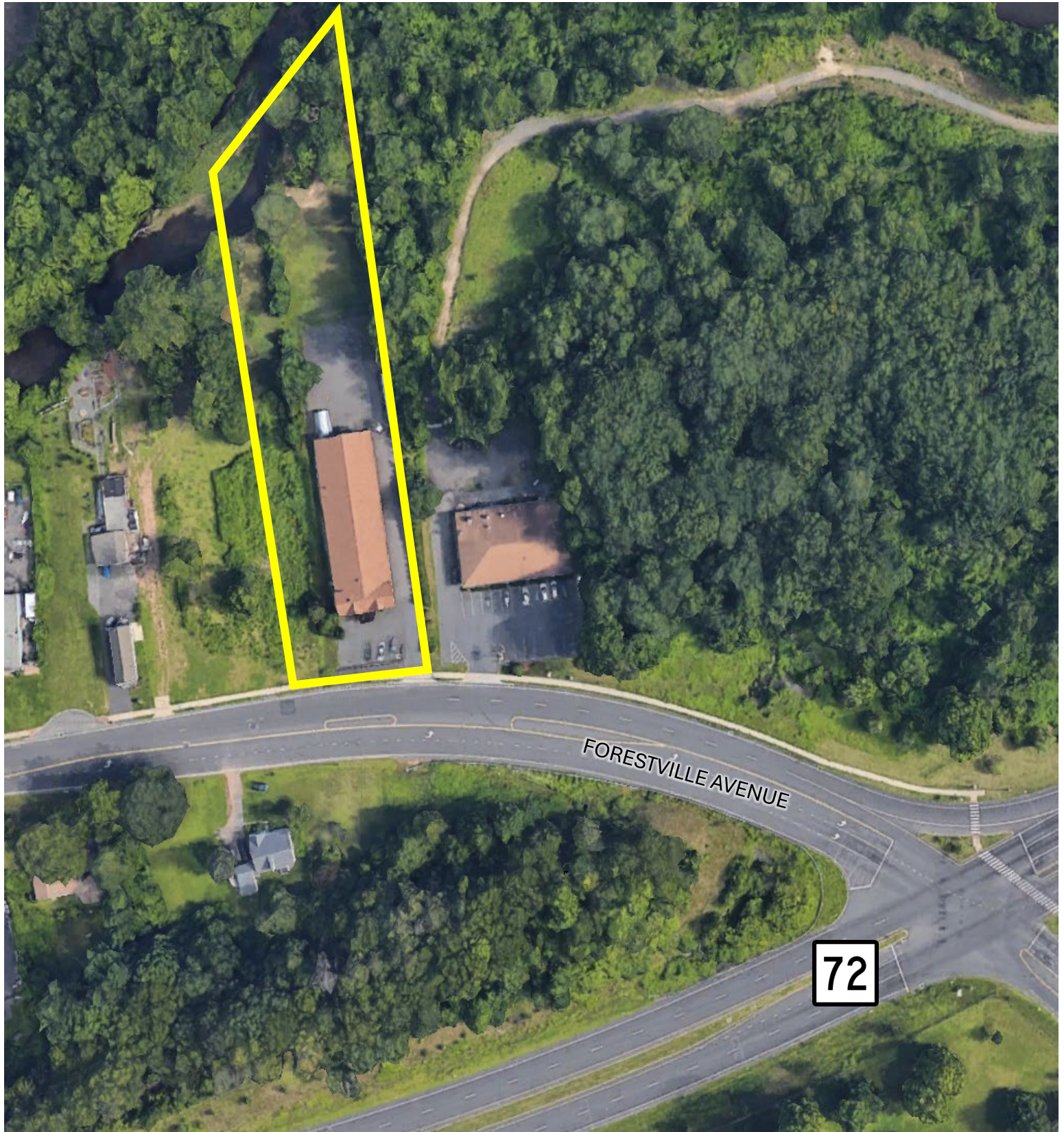
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OR & L COMMERCIAL FOR SALE

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7,900± SF Industrial Building

BUILDING INFORMATION

GROSS BLD. AREA: 7,900± SF

AVAILABLE AREA: 7,900± SF

SPACE BREAKDOWN: Office: 1,800± SF
Warehouse: 6,100± SF

OF FLOORS: 2-Story Office

DRIVE-IN DOORS: 4 Drive-in Doors

1 18' x 12'

1 12' x 12'

2 10' x 10'

CLEAR HEIGHT: 14'

COLUMN SPACING: Clear Span

CONSTRUCTION: Concrete/Cinderblock

ROOF TYPE: Shingled

YEAR BUILT: 1989

MECHANICAL EQUIPMENT

AIR CONDITIONING: No

HEAT: Natural Gas

SPRINKLERED: No

ELECTRIC: 400 Amps, 208Y/120 V, 3 PH, 4Wire

SITE INFORMATION

SITE AREA: 1.11 Acres

ZONING: FC

PARKING: 30± spaces unlined, 4/1000

SIGNAGE: TBD

VISIBILITY/FRONTAGE: 100'

HWY ACCESS: I-84, Rt. 72

TRAFFIC COUNT: 9,900 ADT

UTILITIES

WATER: Public

SEWER: Public

GAS: Yes

TAXES

ASSESSMENT: \$340,970

MILL RATE: 34.36

TAXES: \$11,715.74 (\$1.48/SF)

EXPENSES

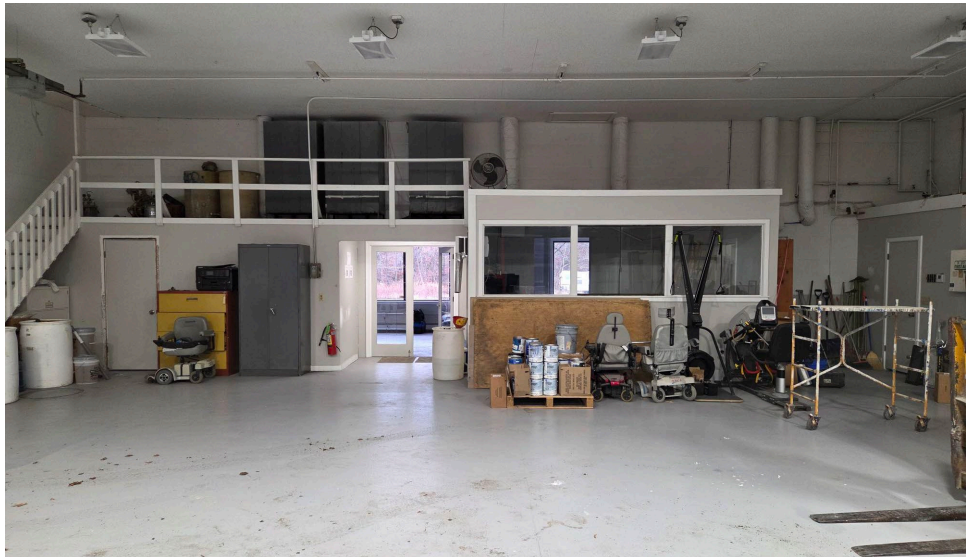
RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



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