



INDUSTRIAL PROPERTY FOR SALE

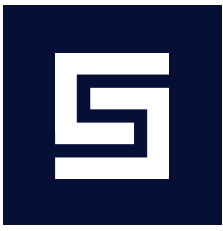
93,600 SF INDUSTRIAL BUILDING

151 BATSON DRIVE | MANCHESTER, CT 06042

**DAVID MURDOCK**  
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SENTRY COMMERCIAL BROKER ADVISORY LLC | 860.983.0029 | [WWW.SENTRYCOMMERCIAL.COM](http://WWW.SENTRYCOMMERCIAL.COM)



# FOR SALE

## 93,600 SF INDUSTRIAL BUILDING

151 BATSON DRIVE | MANCHESTER, CT 06042



### PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 151 Batson Drive, Manchester CT for sale. This 93,600 SF industrial facility features five loading docks, one drive-in ramp, approximately 4,000 SF of office space and an additional 18,000 SF mezzanine supporting up to 150 pounds per square foot. Situated on 9.16 acres, the property also includes town approvals for an additional 80,000 SF expansion.

### PROPERTY HIGHLIGHTS

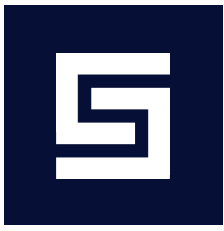
- 93,600 SF signature facility
- 5 docks and 1 drive-in-ramp
- New roof installed 2024
- Heavy power - 1200 amps, 480 volts
- Approvals for 80,000 SF addition

### OFFERING SUMMARY

Reduced Sale Price:	\$8,900,000
Lot Size:	9.16 Acres
Building Size:	93,600 SF

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**Reduced Sale Price: \$8,900,000**

### BUILDING SPECIFICATIONS

Building Size	93,600 SF
Office Space	4,000 SF
Warehouse	89,600 SF
Ceiling Height	13'08" (approx. 29,000sf) 19'06" (approx. 64,000sf)
Docks	5 - (2 @ 9'x11', 1 @ 8'x8', 2 @ 9'x9')
Drives	1 (10'x12' ramp)
Column Spacing	31' x 31'
Year Built	1983

### MECHANICAL/UTILITIES

Power	1,200 Amp, 480 Volt, 3 Phase
Heat	Gas
Air Conditioning	Office
Lighting	LED
Sprinkler	Yes - wet
Water/Sewer Company	City

### LAND

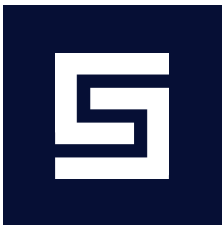
Lot Size	9.16 Acres
Zoning	Industrial
Parking	244

### TAXES

Tax PSF	\$1.00 SF
Taxes	\$93,516.64

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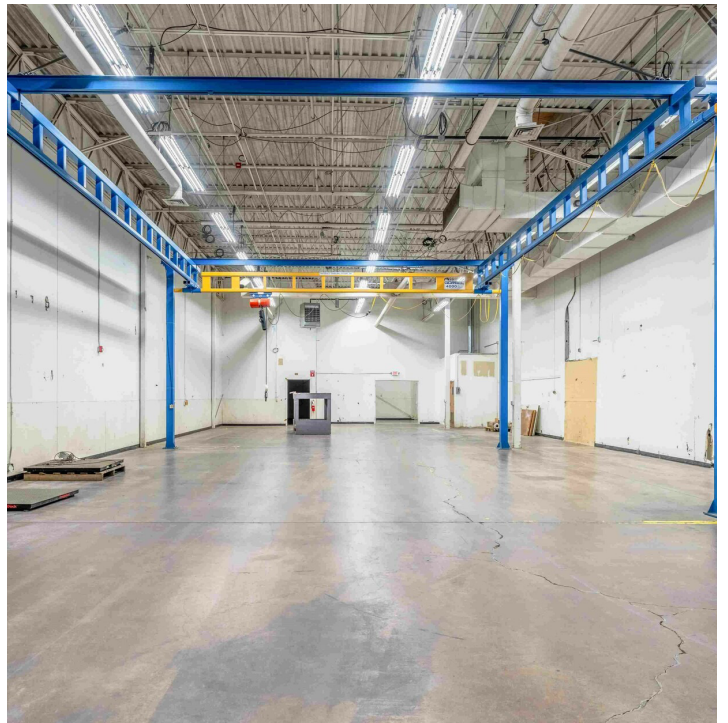
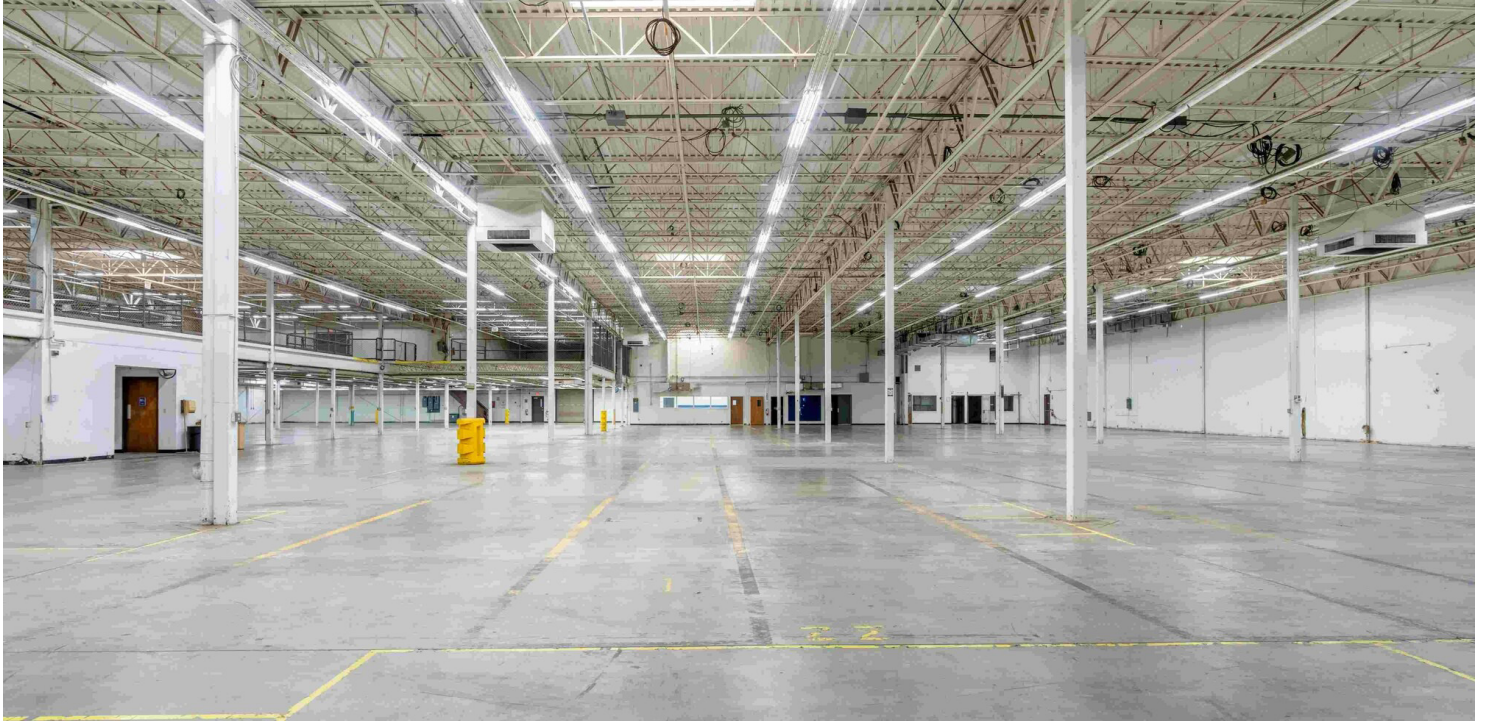




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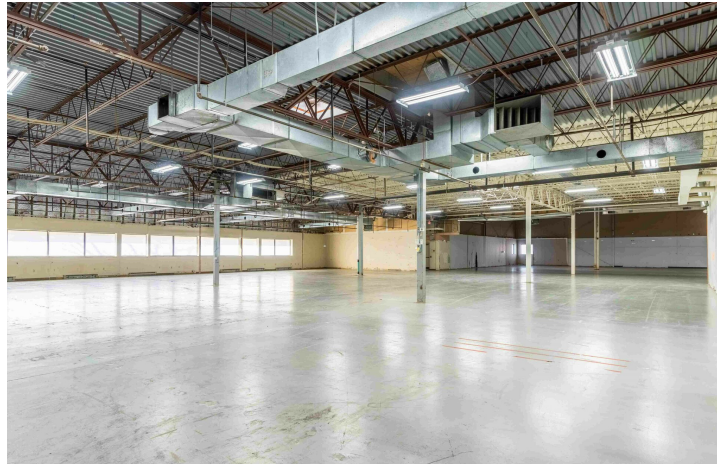




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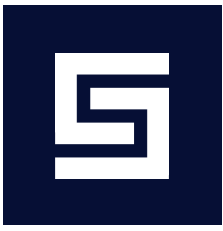
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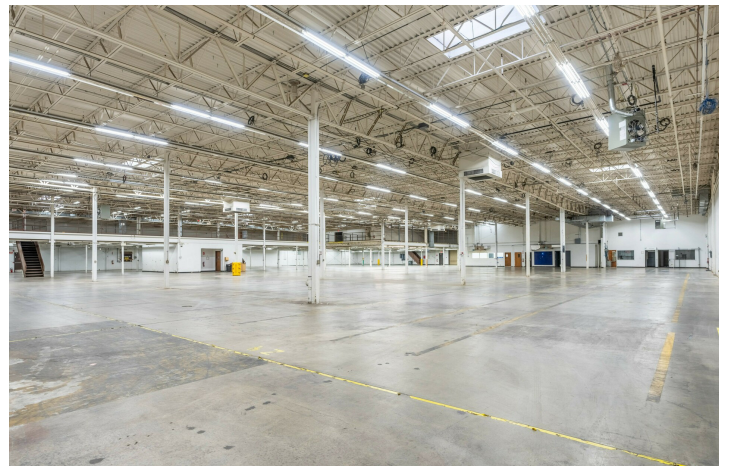
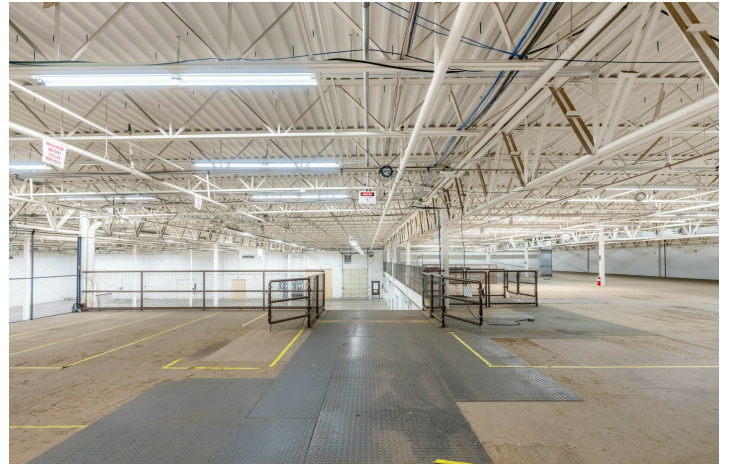
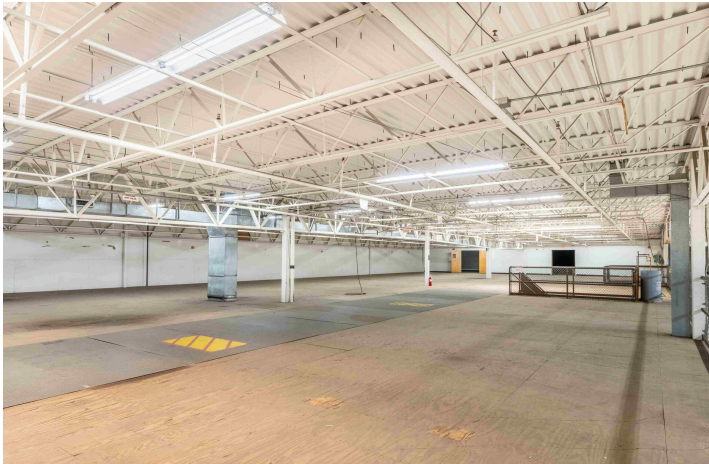




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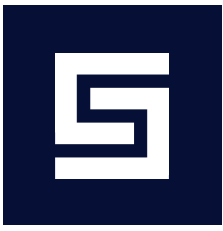
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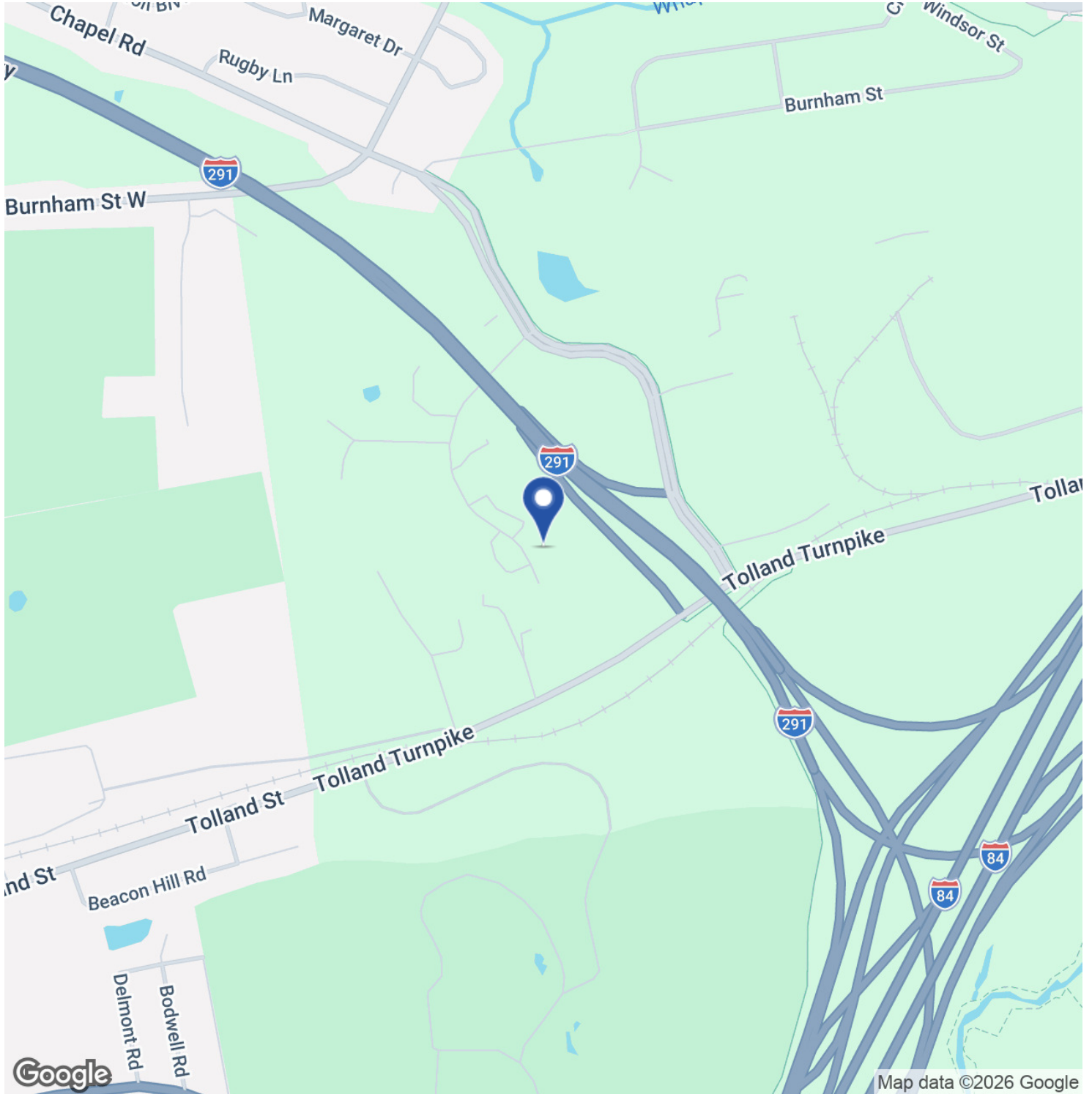




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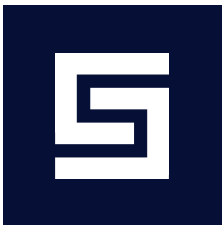
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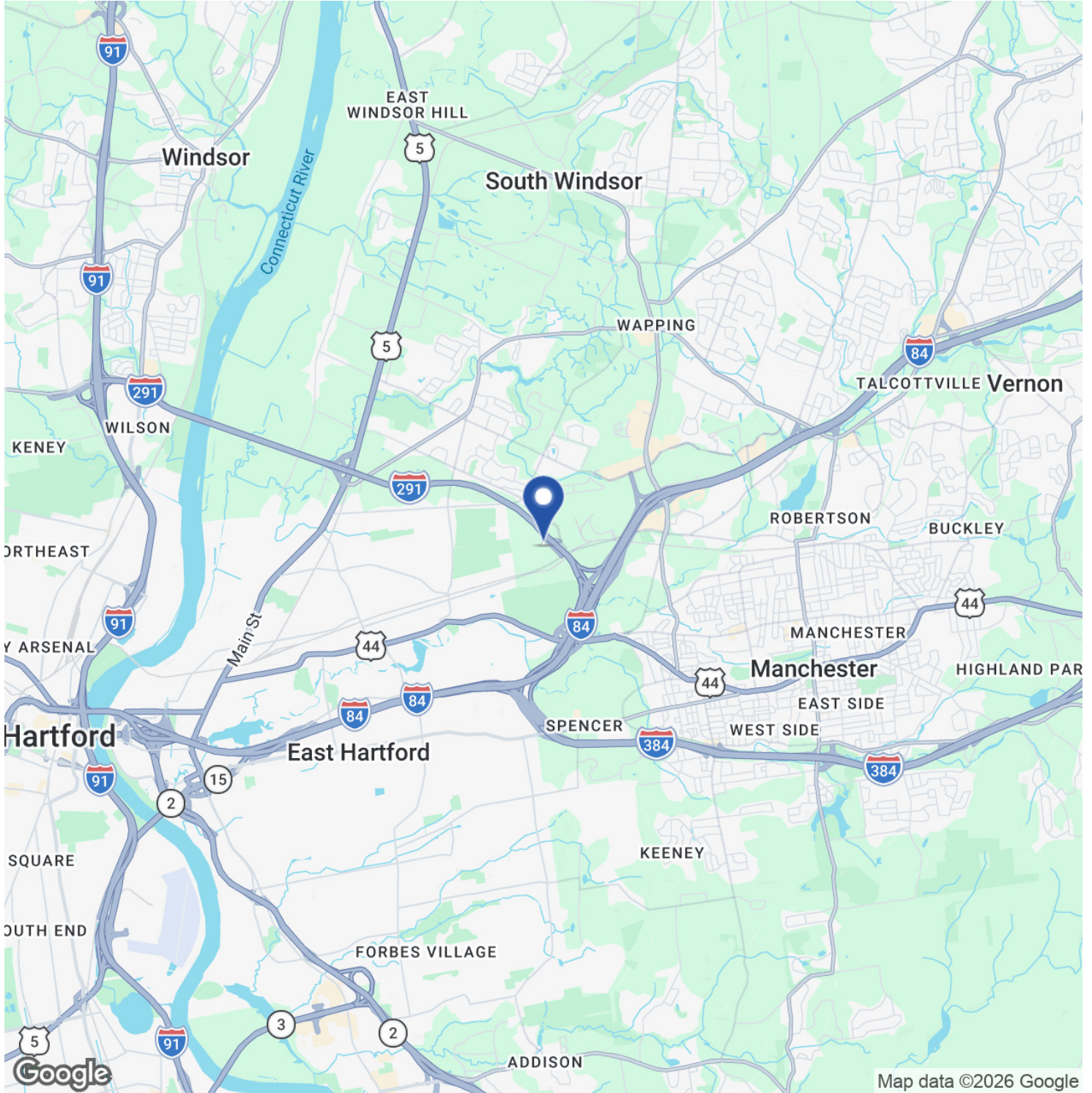




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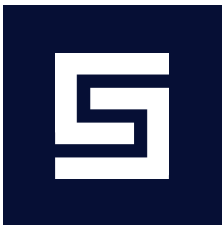
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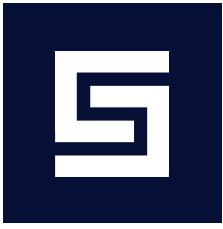
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