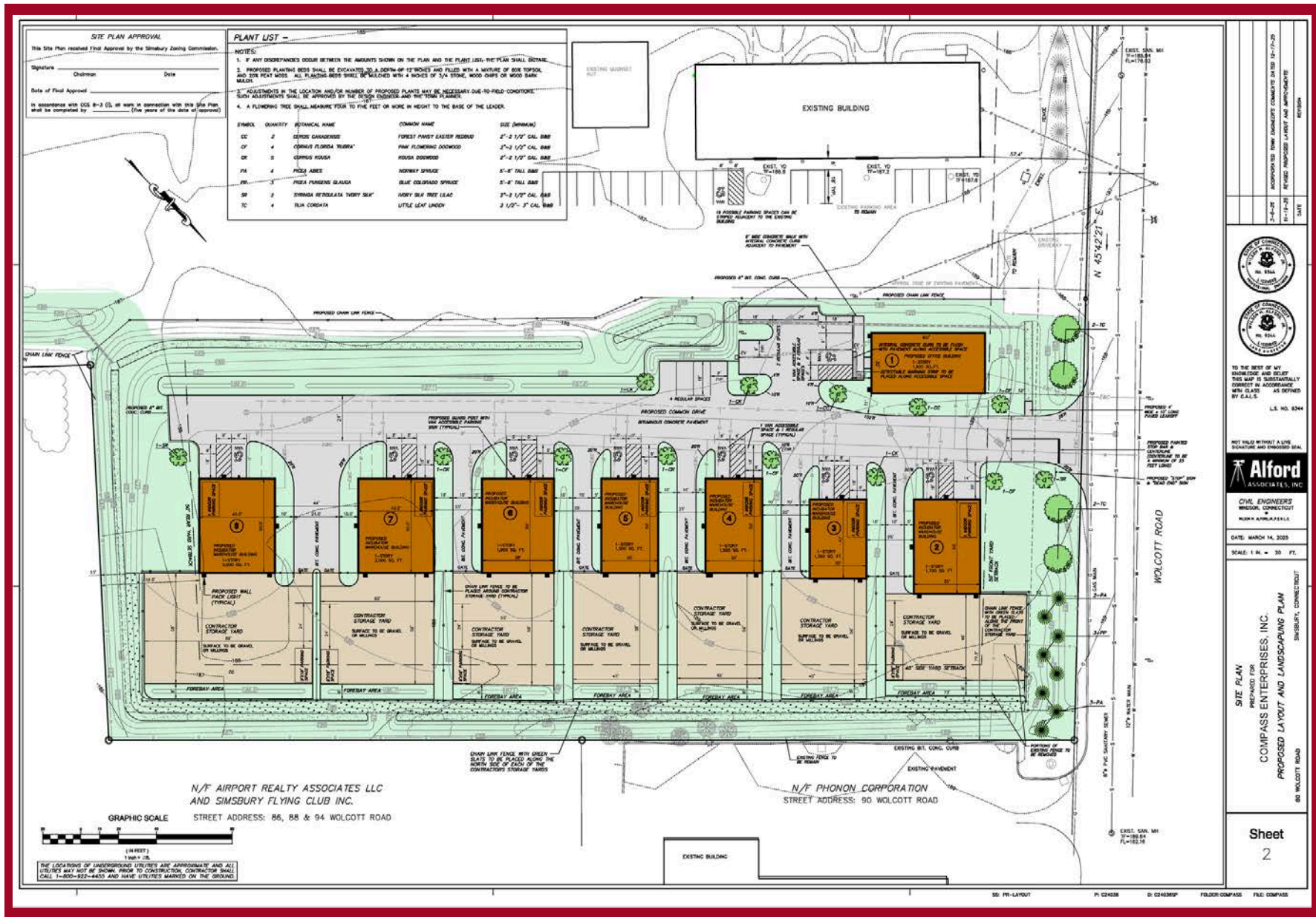


# Newly Approved Contractor Bays Project for Sale

80 Wolcott Road, Simsbury CT 06070

\$3,990,000

PROPOSED SITE PLAN



**Belinda Sadiku**  
**Daniel Rosow, Broker**  
belinda@reagne.com

**860-378-4732**  
**860-305-7466**



Great people, solid investments, integrity and creativity in real estate transactions.

# Newly Approved Contractor Bays Project for Sale

80 Wolcott Road, Simsbury CT 06070

\$3,990,000

SPECIFICATIONS

Address	80 Wolcott Road, Simsbury CT 06070
Building Type	Multi-tenant contractor bays
Year Built	2026
Total Building SF	11,910
Available SF	1,260 - 2,000
Clear Height	16'
Drive-in Doors	12' x 12'
Construction Type	<i>Your paragraph text</i>
Power	200 Amps
Sale Price	\$3,990,000
Available	Early Q-3 2026

**Belinda Sadiku**  
**Daniel Rosow, Broker**  
[belinda@reagne.com](mailto:belinda@reagne.com)

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PROPOSAL DRAWINGS

**A2 ENDWALL 1 ELEVATION**

**B2 SIDEWALL 1 ELEVATION**

**C2 ENDWALL 2 ELEVATION**

**D2 SIDEWALL 2 ELEVATION**

	DEALER INFO.	CUSTOMER INFO.	BUILDING DESCRIPTION	Customer Approval	Bldg Direction	PROJ: S74A-15096-01-00 PROPOSAL DRAWINGS ONLY <small>Not Intended for Construction Purposes</small> The information presented in this drawing is based on a preliminary design using the input provided. The final design is subject to Lester Engineering review. * NOT TO SCALE *
	Mass Framing Corp P.O. Box 1371 Douglas, MA 01516	Greg Girard 80 Wolcott Rd. Simsbury, CT 06070	35'-0" x 50'-1" x 16'-0" Uni-Frame Embedded QP112525	_____ (Initials) DATE: _____	 (Mark North)	

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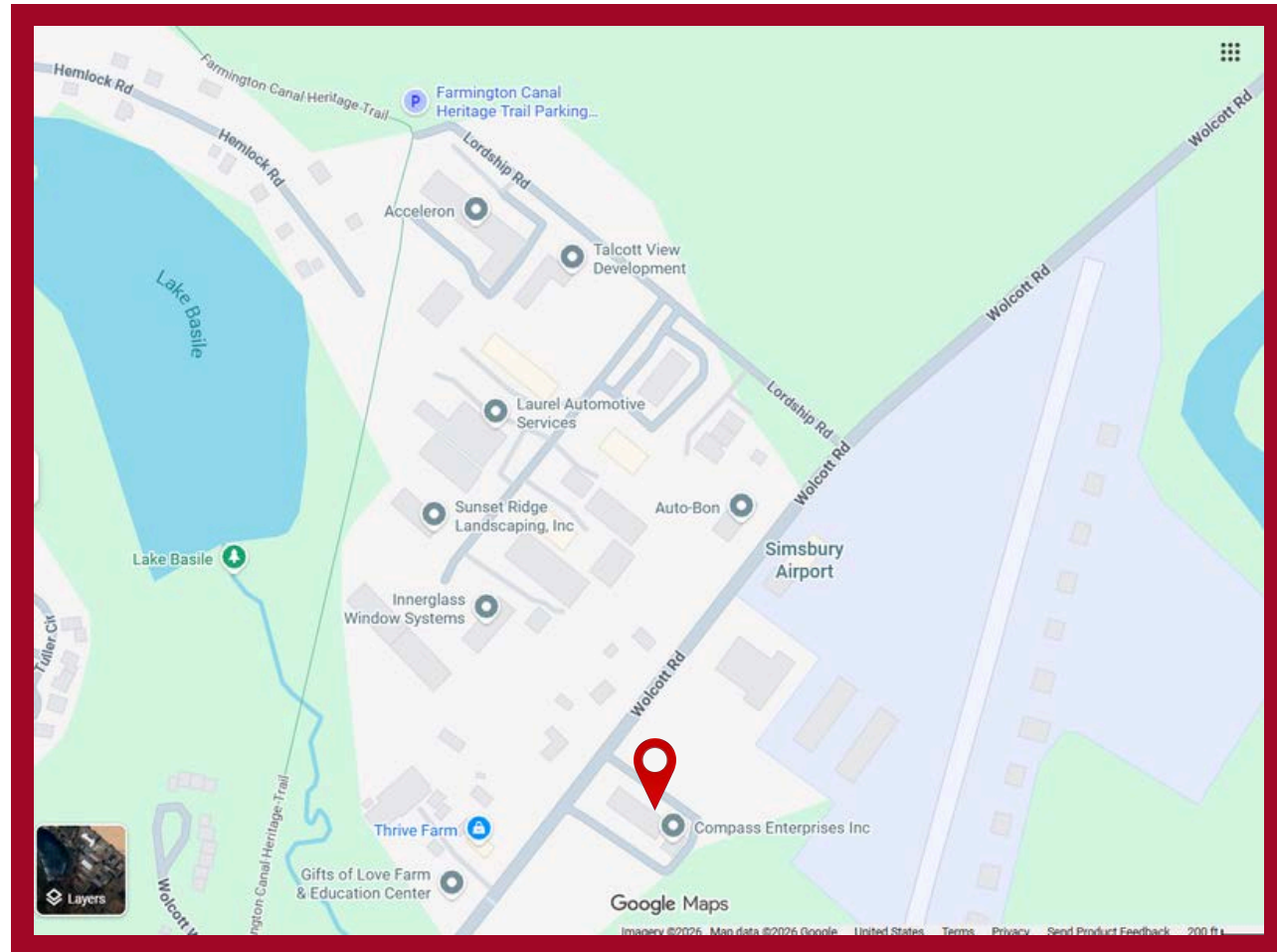
\$3,990,000

Seven new industrial condo units currently being developed at 80 Wolcott Road, Simsbury.

These units are ideal for contractors, landscapers, plumbers, RV storage, small business warehouse, and workshops!

Also rarely found - adjoining private yard! Each unit comes with a van parking space plus a regular parking space in the front, and a paved driveway on the side leading to a gate entry to a private chain-link fenced-in exterior storage space.

- Available sizes: 1,260 SF up to 2,000 SF
- Exterior yards: 2,500 SF – 5,100 SF
- Includes: Bathroom, optional office, drive-in overhead door
- Van parking space inside and outside, plus one regular parking space
- 8 miles to Bradley International Airport, 9 miles to I 91, .2 miles to Simsbury Airport



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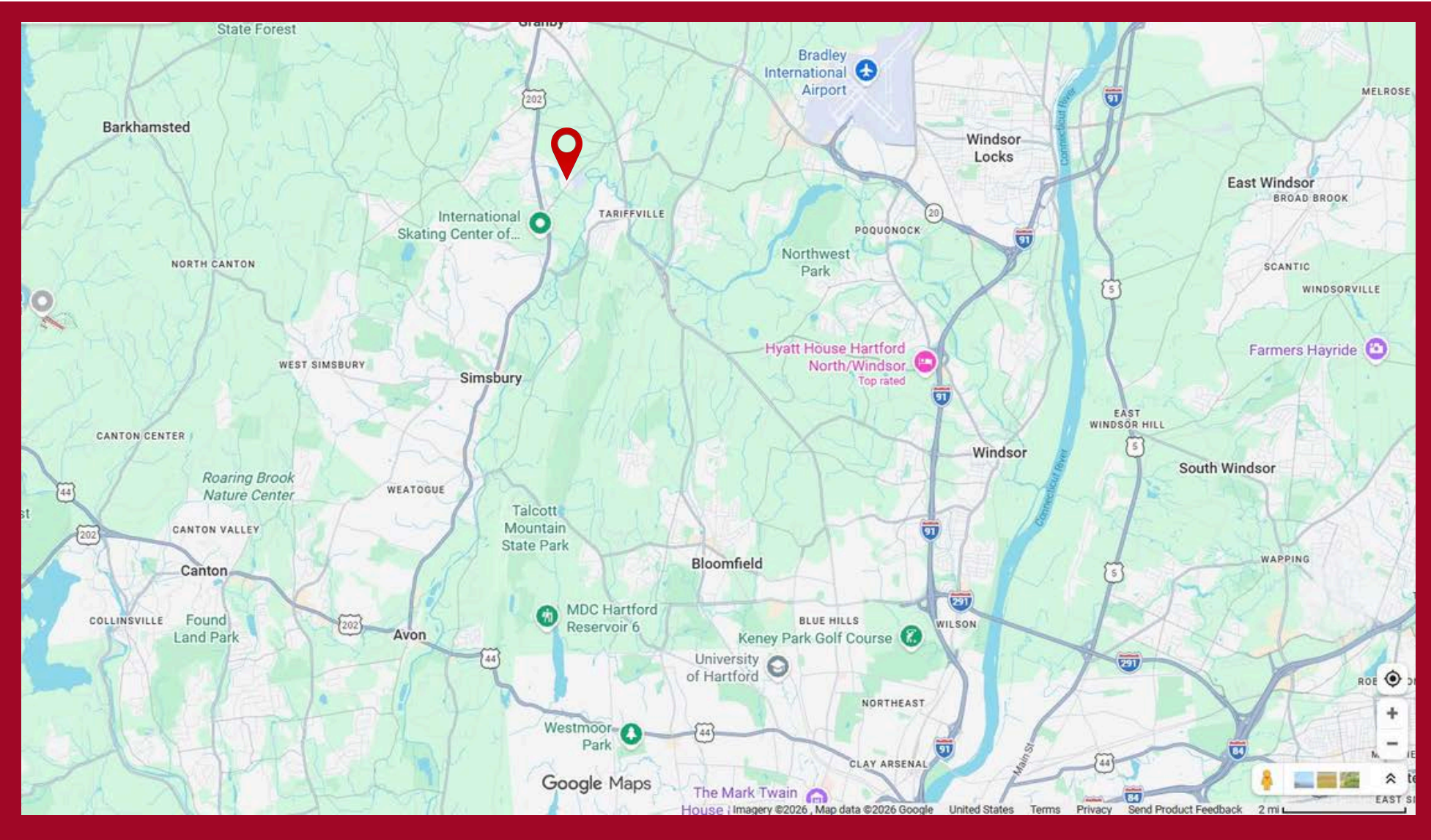
**REAG<sup>NE</sup>**  
REAL ESTATE ADVISORY GROUP LLC

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# Newly Approved Contractor Bays Project for Sale

80 Wolcott Road, Simsbury CT 06070 \$3,990,000

LOCATION



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