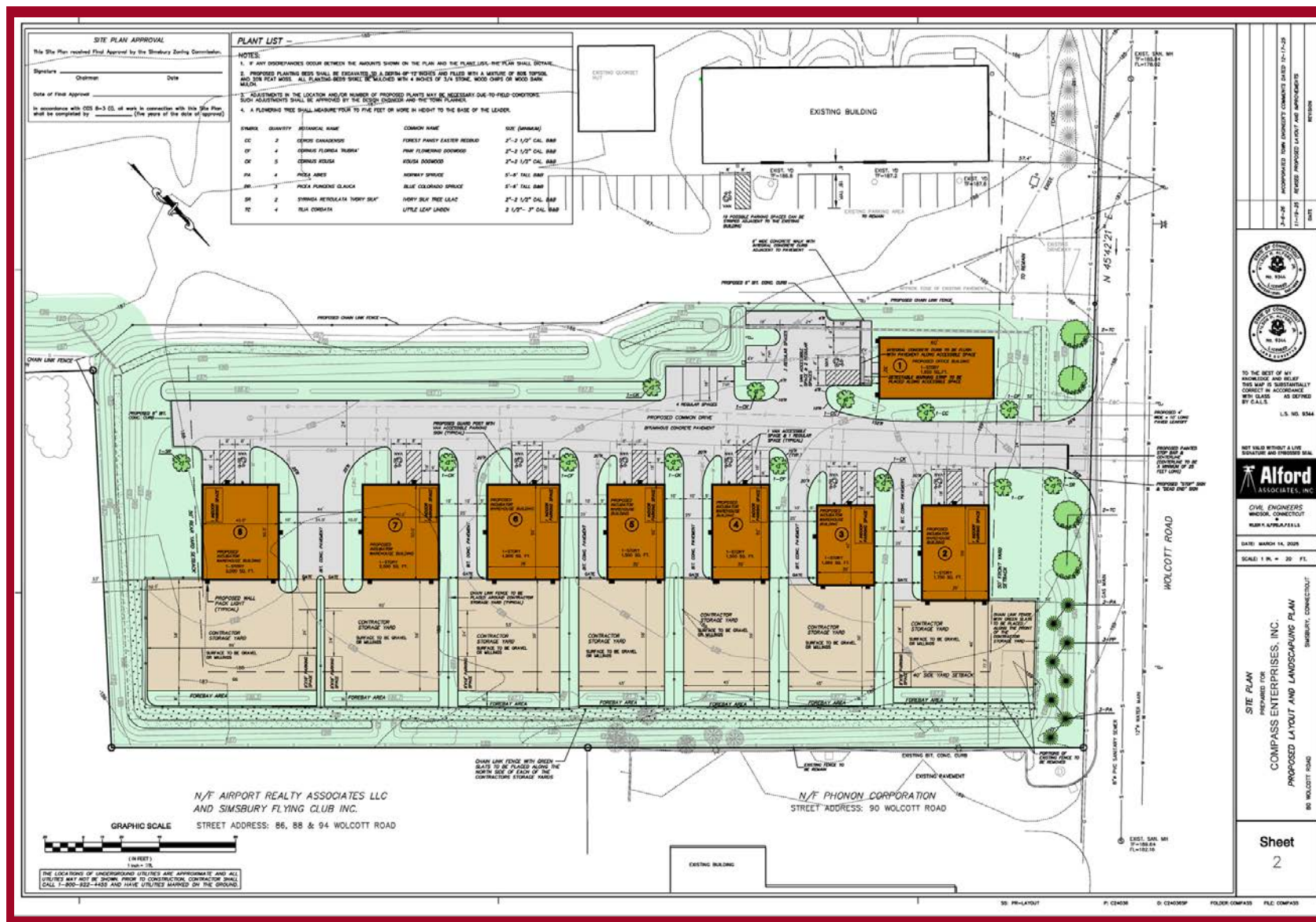


Existing 7,500 SF Maintenance Facility Building and Newly Approved Contractor Bays Project for Sale on 9.79 Total Acres

80 Wolcott Road, Simsbury CT 06070

\$3,990,000

PROPOSED SITE PLAN



Belinda Sadiku
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860-378-4732
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REAG^{NE}
REAL ESTATE ADVISORY GROUP LLC

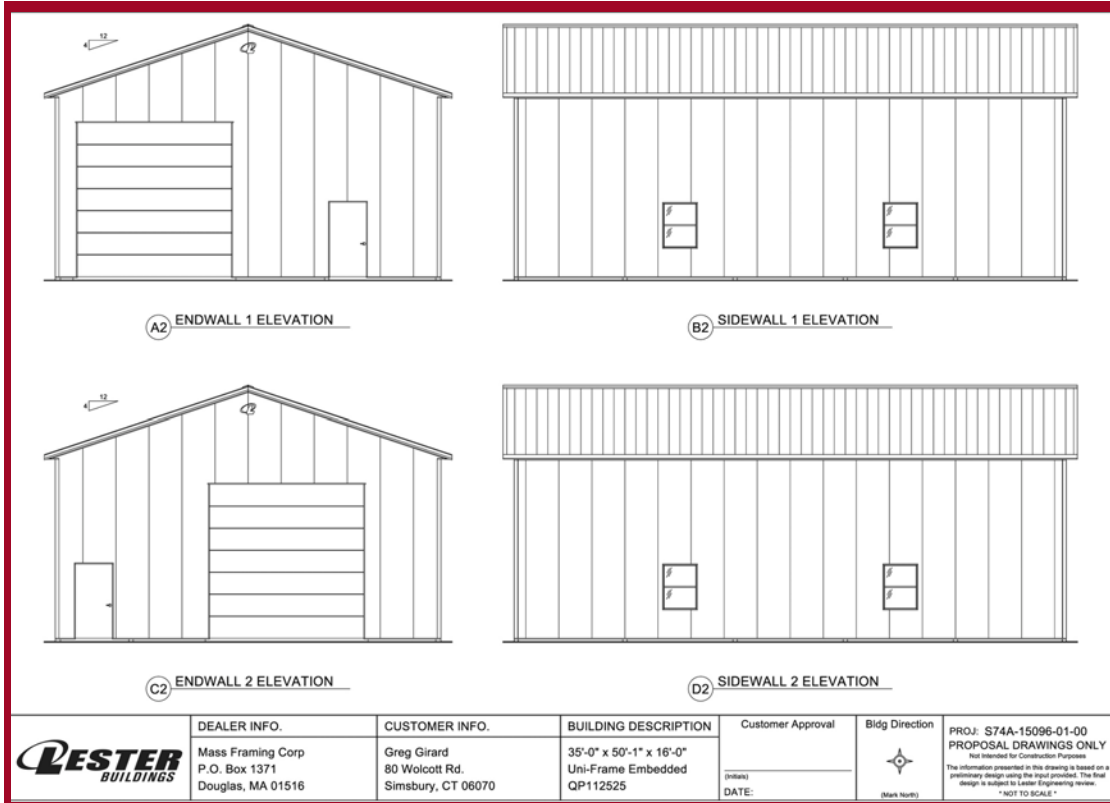
Great people, solid investments, integrity and creativity in real estate transactions.

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SPECIFICATIONS



Address 80 Wolcott Road, Simsbury CT 06070

Building Type Multi-tenant contractor bays

Existing Building 7,500 SF

Total Proposed Building 11,910 SF

Land 9.79 Acres

Unit Size 1,260 - 2,000 SF

Clear Height 16'

Drive-in Doors 12' x 12'

Power 200 Amps

Sale Price \$3,990,000

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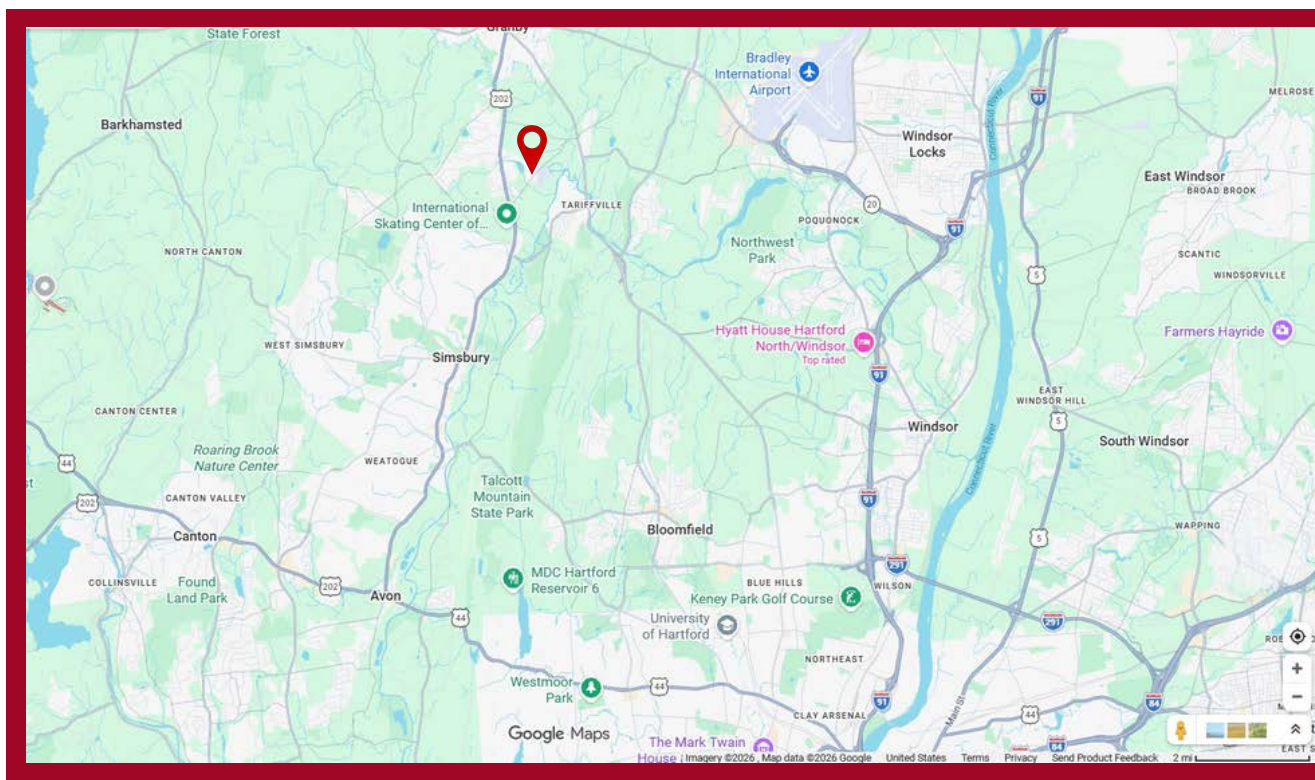
Approved project including seven new industrial condo units located at 80 Wolcott Road, Simsbury.

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
- Included: 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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