

31 Tosun Road, Wolcott, CT 06716



- 17,344 SF+/- Industrial Building
- 3,990 SF+/- Well Apportioned Finished Office Space
- Situated on 1.06 Acres
- 3 Loading Docks 8'6" x 9' and 1 Loading Dock 10' x 10'
- 1 Overhead Door 11' High x 16' Wide and 1 Overhead Door 8' x 8'6"

AGGRESSIVELY PRICED AT: \$1,298,000.00

Contact: GERRY MATTHEWS matthewscre@gmail.com / 203.753.5800 MATTHEWS COMMERCIAL PROPERTIES 819 Straits Tpke, Suite 3B, Middlebury, CT 06762 matthewscommercial.com

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BUILDING INFO		TAXES	
Total Available SF	17,344 SF+/-	Assessment	\$465,760.00
Number of Floors	1st Floor - 13,354 +/- Office - 3,990 SF+/-	Mill Rate	31.87
Ceiling Height	18'6"	Taxes	\$14,843.77
Roof	Flat rUBBER	to the second second	Accelled outcoments
Interior Construction	Drywall / Concrete Block	constitution	
Exterior Construction	Masonry / Brick		f Wolcott
Parking	Good	Mona Lisa	Draher Machine
Zoning	Industrial	g Moove In S	Self Storage
PROPERTY			TosunRd
Distance to I-84	3.5 Miles	CODE MFG	
MECHANICALS & UTILITIES		a + sing	Valley Ro
Electric	Eversource		Nutmeg: Valley
Gas & Oil	Eversource and Private	Tire STANS AUTOMOTIVE	
Sewer	Town	and	Caral
Water	Town		Google
Type of Heat / HVAC	In Office		
Type of Heat	Oil Fired Modine Type Blowers in Warehouse		

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FOR SALE 31 Tosun Road, Wolcott, CT 06716

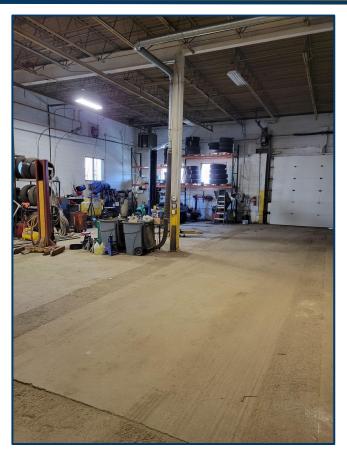




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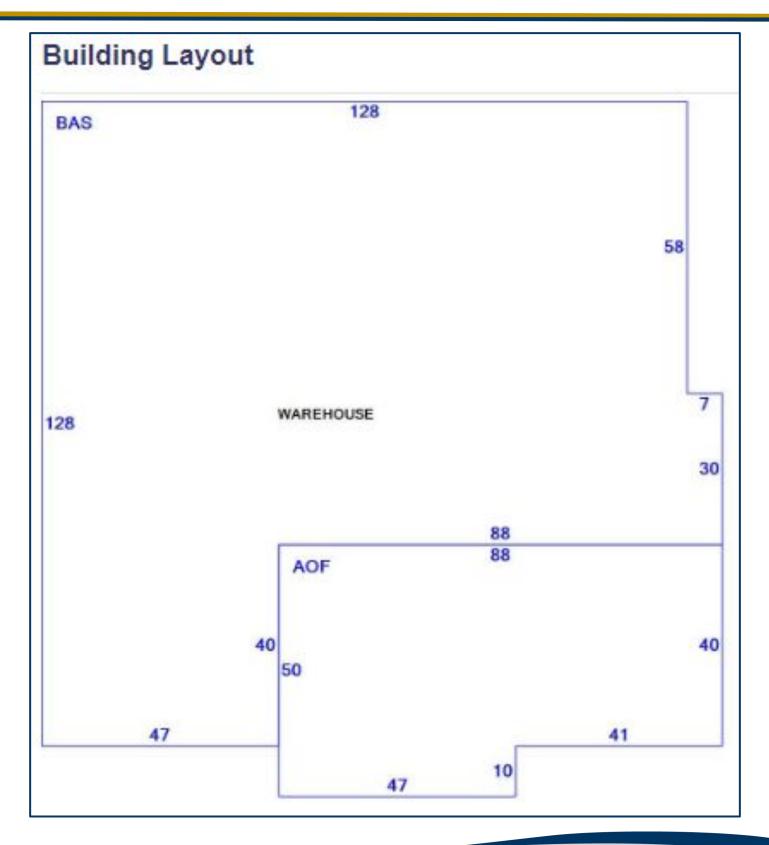


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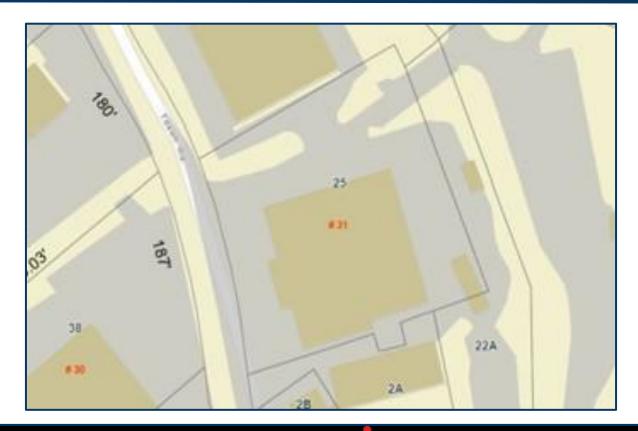


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