

FOR SALE

955 Wolcott Road, Wolcott, CT

MATTHEWS COMMERCIAL PROPERTIES



- **16,199 SF+/- Commercial / Industrial Building**
- **Clear Span on 2.64 Acres**
- **Redevelopment opportunity**
- **90+ vehicle parking**
- **800 Amps, 240 Volts, 3PH**
- **Vehicle Count - 10,500 per day**

SALE \$1,125,000.00

Contact:

Nick Longo - neegall@aol.com

Cell - 203.578.0208 Office - 203.753.5800

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BUILDING

Total Available SF	16,199 SF+/-
Number of Floors	1
Exterior Construction	Masonry / Brick
Roof	Rubber, Flat
Interior Construction	Drywall
Year Built	1962
Ceiling Height	12'
Parking	90+ vehicle parking
Zoning	GC

PROPERTY

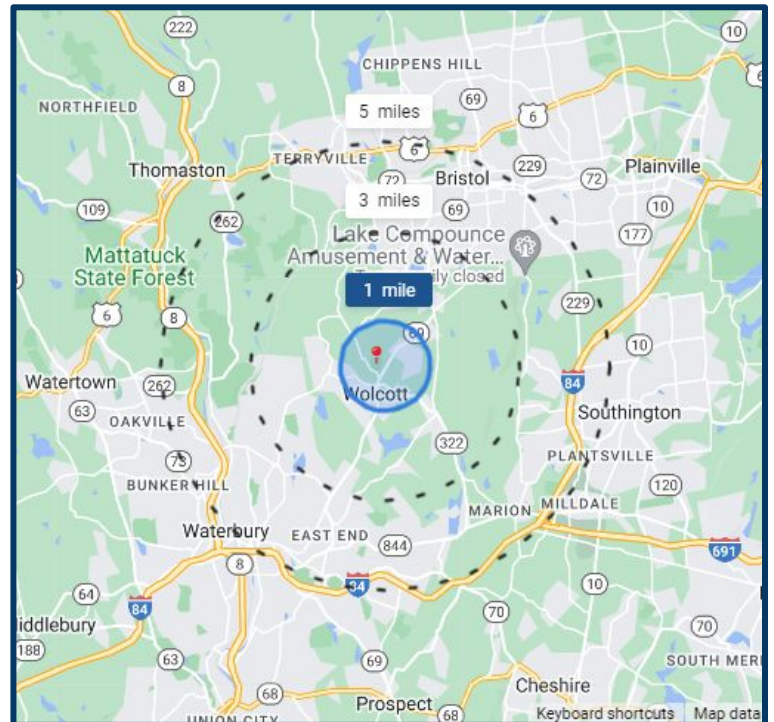
Lot Size	2.64 acres +/-
Distance to I-84 & RT-8	I-84 - 7 miles / Rt 8 - 6.5 miles

MECHANICALS & UTILITIES

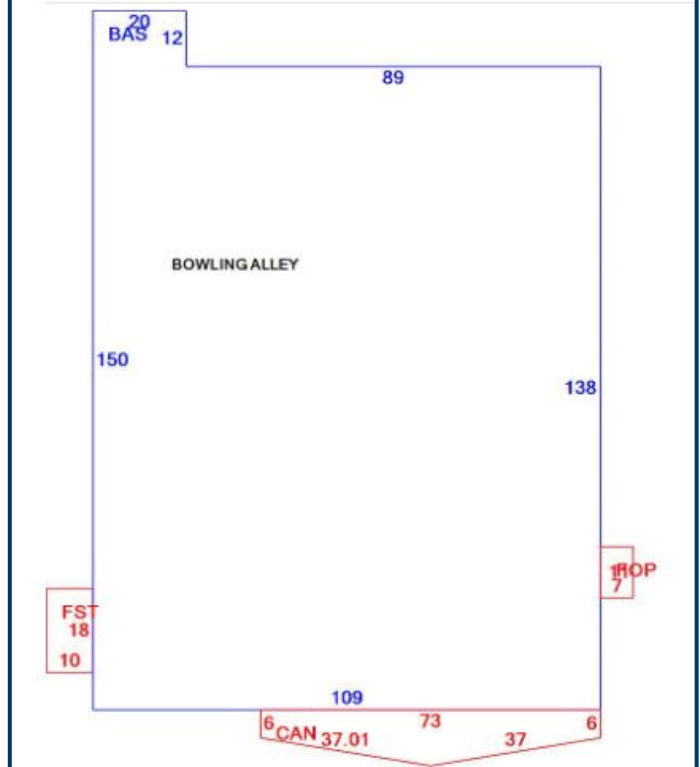
Heat Source/ Type	Forced Hot Air
A/C	HVAC
Electric	800 Amps / 240 Volts / 3PH
Sewer	Septic
Water	Well

TAXES

Assessment	\$452,230.00
Mill Rate	31.87
Annual Taxes	\$14,412.57



Building Layout



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819 Straits Tpke, Suite 3B
Middlebury, CT 06762
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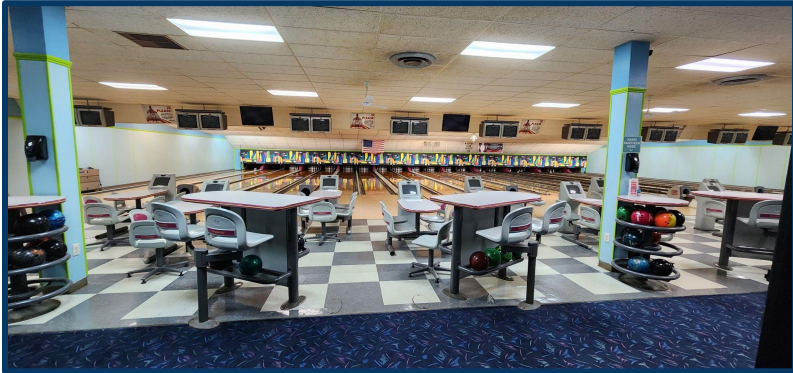
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