+/- 24,416 SF | 16' Clear | 2 Docks | 2 Drive-in-Doors



For Sale

61 Industrial Park Road, Sterling, Connecticut

24,416 SF Industrial Facility on 3.99 acres in the Sterling Industrial Park

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61 Industrial Park Road
Sterling, Connecticut

Property Overview
61 Industrial Park Road, Sterling , CT is +/- 24,416 SF industrial facility located in the master planned Sterling Industrial Park just 4.4 miles from I-395 at Exit 29 or 32. The highly efficient and functional facility features 16' clear ceiling heights, 800 amps of power, 2 docks, 2 drive-in-doors 3,200 SF of office / R&D space and 3,220 SF of covered storage / utility space.

Property Specifications
- +/- 24,416 SF (96' x 221') on 3.99 acres
- Masonry and steel construction
- 16' clear ceiling height
- Efficient column spacing
- 2 loading docks and 2 drive-in-doors
- Built in 1990
- 800 amp, 208V, 3 phase electrical service
- Ample auto and truck parking
- Annual Property Taxes: $18,758.70 ($0.77/SF)

Advantages and Amenities
- Conveniently located off I-395 at Exit 29 or 32
- Proven industrial park location
- Excellent access to labor
- Proactive and business friendly municipality

Asking Price : $1,750,000.00

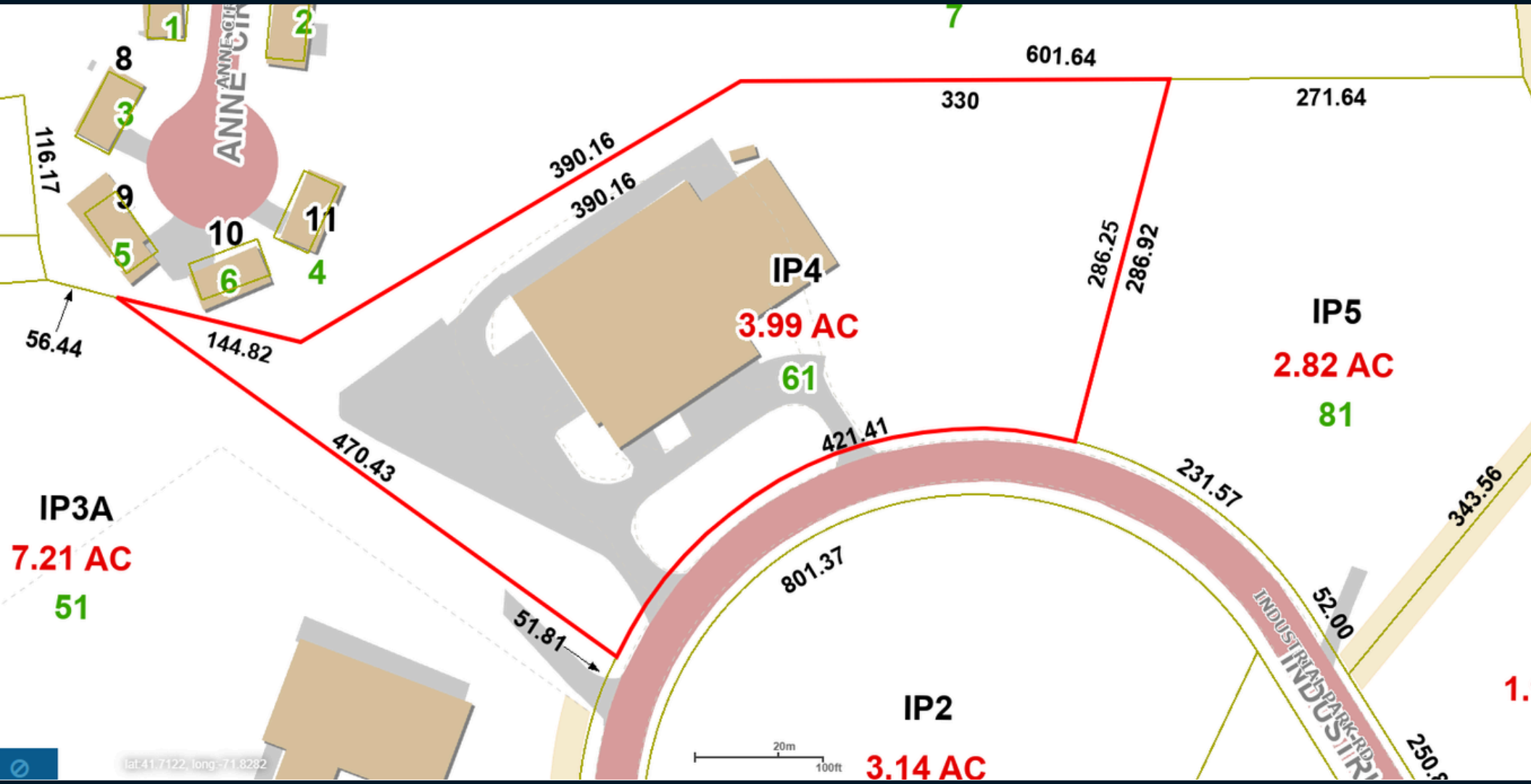
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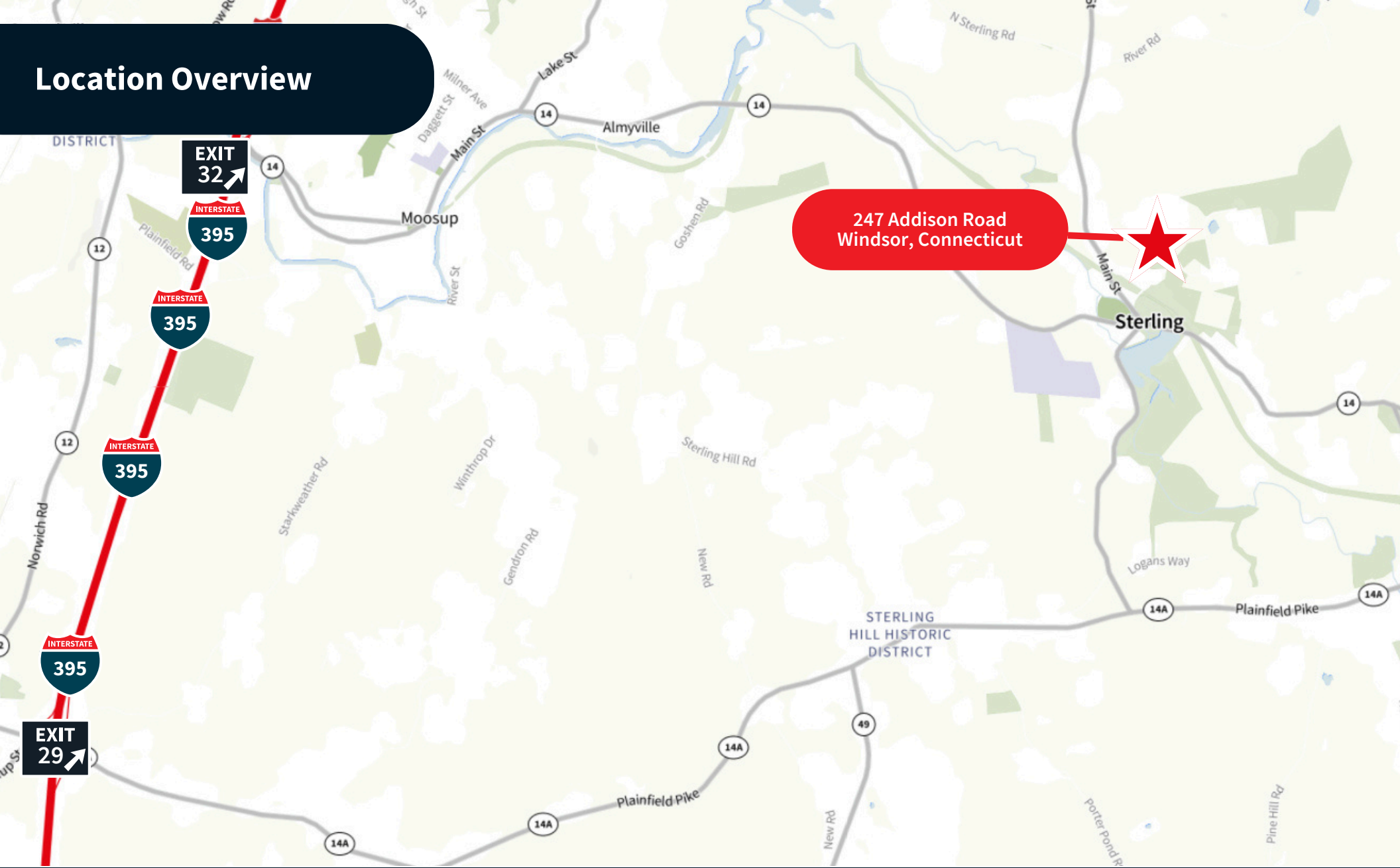


61 Industrial Park Rd
Sterling, Connecticut

- 16' Clear Ceiling Heights
- Efficient Column Spacing
- 2 Docks and 2 Drive-In-Doors
- 800 amp electrial service
- 3,200 SF of office/R&D space
- 3,220 SF of covered utility/storage space
- Ample Auto and Truck Parking
- Just 4.4 miles from I-395



Location Overview



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