



**CUSHMAN &
WAKEFIELD**

INDUSTRIAL FACILITY FOR LEASE/SALE
259 Hartford Turnpike
Tolland, Connecticut

55,928 SF AVAILABLE IMMEDIATELY

**> \$550,000
PRICE
REDUCTION**



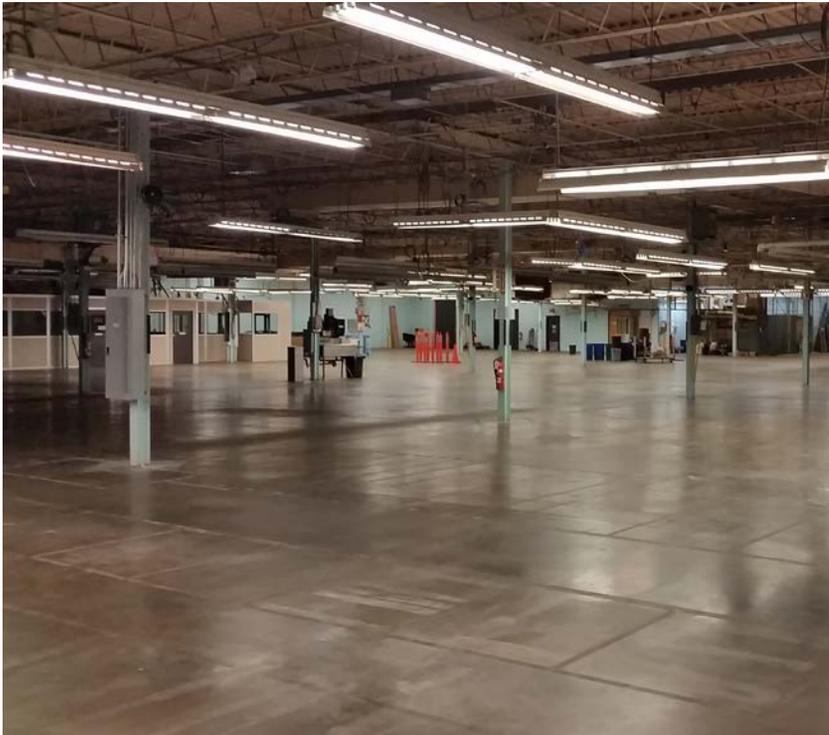
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A licensed real estate salesperson in CT and MA affiliated with
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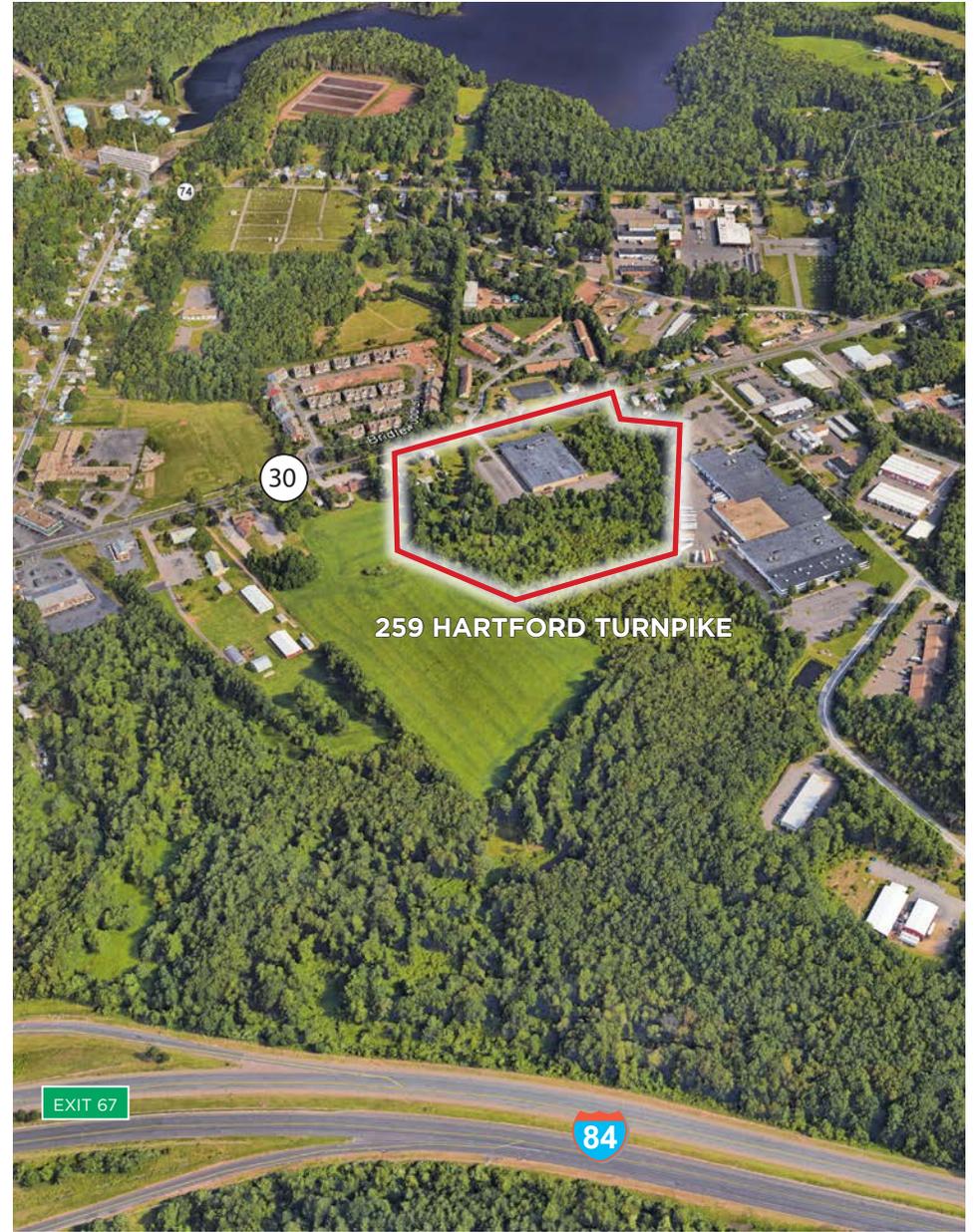
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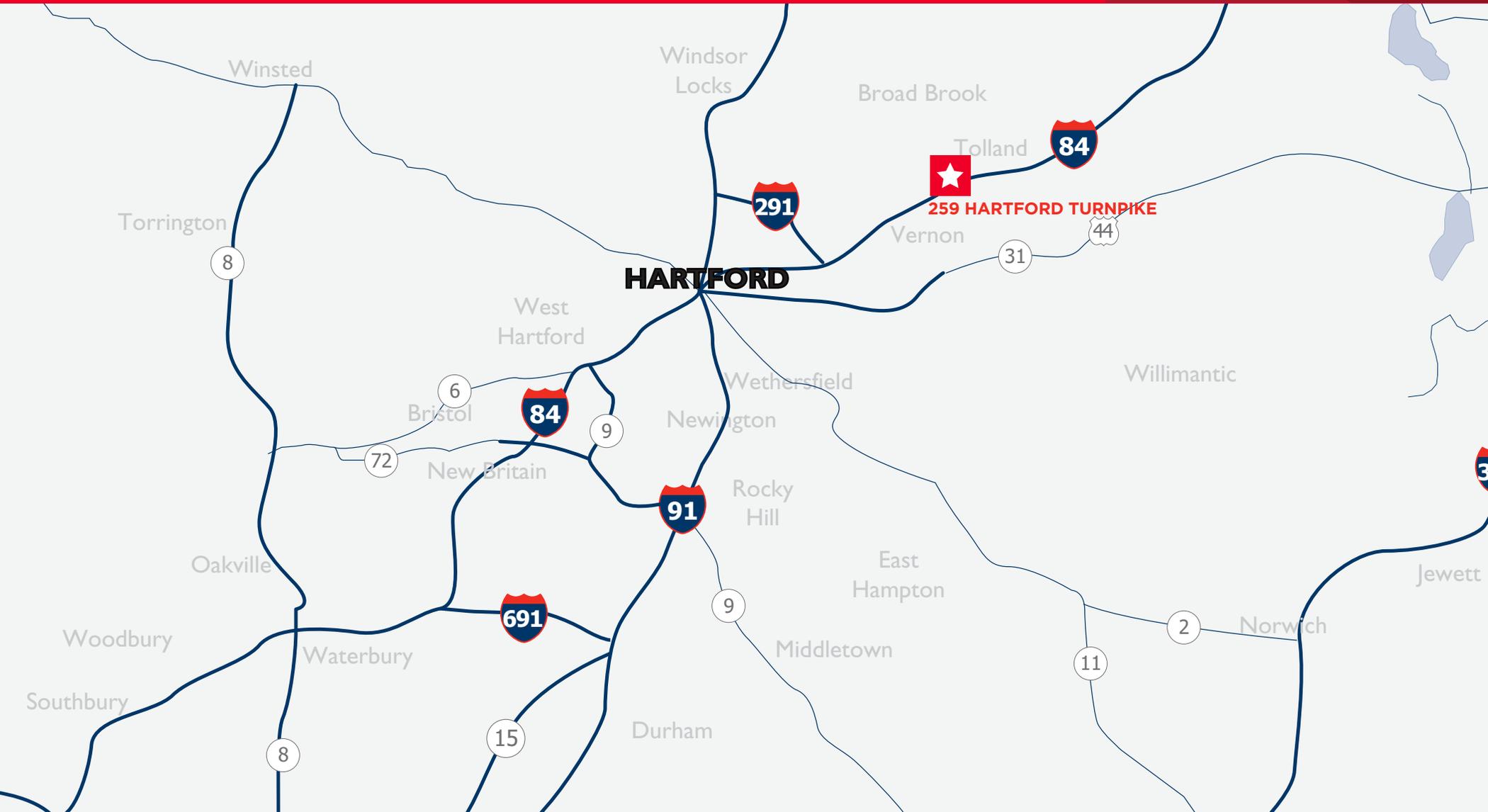
259 Hartford Turnpike is a high-image industrial facility set on a busy thoroughfare with an average daily traffic count of 13,500. The building is situated on a 13-acre site which provides abundant area for parking, storage and expansion of the building. Originally constructed for a corporate occupant, it features brightly-lit office space, 1600 amps of power with bus duct distribution and open industrial areas with ceilings up to 14' clear. The property can support warehouse and manufacturing operations or conversion for an alternative use given its location and excellent highway access.



Building Features

TOTAL BUILDING AREA	55,928 SF	
AVAILABLE SPACE	55,928 SF	
	Office:	+/- 10,000 SF
	Industrial:	+/- 46,000 SF
LAND	13.0 Acres	
ZONING	CIZ (Commercial - Industrial Zone)	
YEAR BUILT	1963	
CEILING HEIGHT	14' clear	
COLUMN SPACING	40' x 22'	
CONSTRUCTION	Walls:	Masonry
	Floor:	Reinforced concrete
	Roof:	Membrane
MECHANICALS	AC:	100%
	Sprinklers:	Wet-system
	Electrical:	1600 amps 277/480 & 12/208 Volt
	Lighting:	Fluorescent
UTILITIES	Power:	EverSource
	Gas:	EverSource
	Water:	CT Water Company
	Waste:	Municipal Sewer
LOADING	2 Docks (expandable)	
TAXES	Assessed Value (70%):	\$1,610,700
	2016 Taxes:	\$53,733 or \$0.96/SF
AVAILABILITY	Immediate	
	For Lease:	\$4.25 NNN
	For Sale:	\$1,400,000 (\$25.03/SF)





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