

FOR SALE / LEASE

**13 Town Line Rd
Wolcott, CT 06716**



**9,665 SF Of Industrial Building
.92 Acres/ Industrial Zone
Great for Owner/User
Sub-Dividable for Future Tenants
City Utilities
Separate Garage**

**Sales Price: \$550,000.00
Lease: \$650 -\$1,200 plus percentage of utilities**



MATTHEWS COMMERCIAL PROPERTIES LLC.

**819 Straits Turnpike Suite 3B, Middlebury, CT 06762
Phone: 203-753-5800 Fax: 203-574-3875
www.matthewscommercial.com**

**CONTACT: Nick Longo 203-578-0208 - cell
Email: neegall@aol.com**

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal—all without notice. No representation is made or implied by Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

| | | | |
|-----------------------------|-----------------------------------|---------------------------|----------------|
| PROPERTY ADDRESS | 13 Town Line Rd | | |
| CITY, STATE | Wolcott, CT 06716 | | |
| | | | |
| BUILDING INFO | | MECHANICAL EQUIP | |
| Total S/F | 9,665 | Air conditioning | |
| Number of floors | 1 | Sprinkler / Type | No |
| Avail S/F | 5,084 | Type of heat | Hot Air Modine |
| Will subdivide to | *see below | TAXES | 2016 |
| Office space | | Assessment | \$241,200 |
| Column spaced | | Mill rate | 32 |
| Available docks | | Tax | \$7,720 |
| Available overhead doors | 2 - 8'/10' | OTHER | |
| Total / avail S/F mezzanine | 2184 | Total acres | .92 |
| Exterior construction | Block/Stucco | Zoning | Industrial |
| Interior construction | Sheetrock/ Steel | Parking | Off Street 30 |
| Ceiling height | 8'-11' | Interstate / distance to | I-84 4.5 miles |
| Roof | Metal /Flat rubber | State Route / distance to | Rt 8 5.5 miles |
| Date built | 1955/1978 | TERMS | |
| UTILITIES | | Sales Price | \$550,000.00 |
| Sewer | City | Lease rate | * See Below |
| Water | City | | |
| Gas | Propane / Eversource Available | | |
| Electric | | | |
| Amps | 200 | | |
| Volts | | | |
| Phase | 3 | | |
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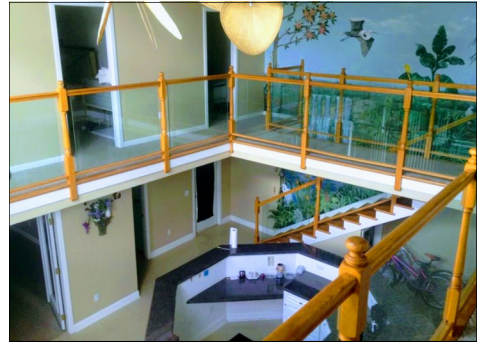
COMMENTS:

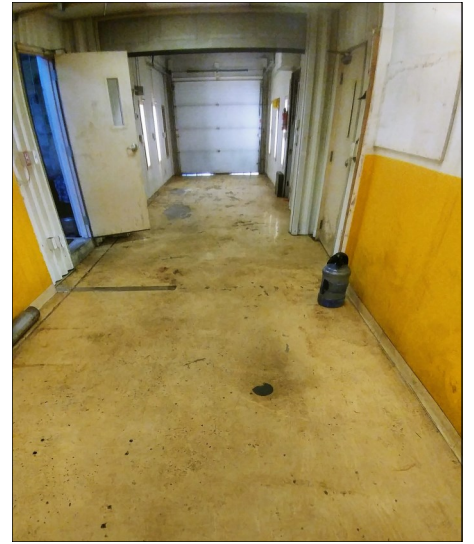
Lease pricing

- 600 SF+/- \$650 Plus percentage of utilities
- 900 SF+/- Stand Alone Garage \$1,000 Plus percentage of utilities
- 1,400 SF+/- \$1,200 Plus percentage of utilities
- Loft= 2,184 SF/ \$1,200 Plus percentage of utilities

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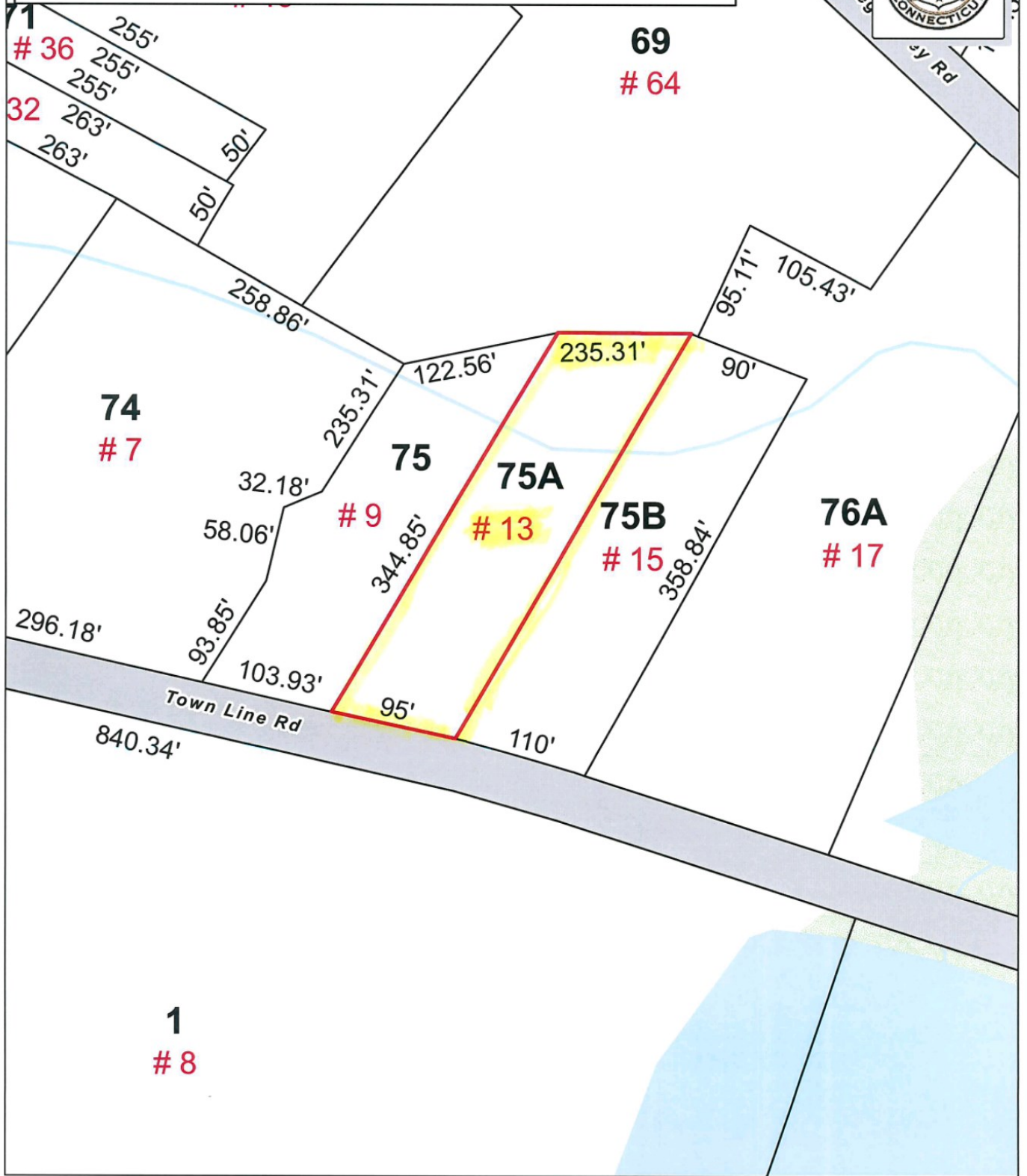




Town of Wolcott, Connecticut - Assessment Parcel Map

Parcel: L0328500

Address: 13 TOWN LINE RD



Approximate Scale: 1 inch = 100 feet

Map Produced Feb 2018

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Wolcott and its mapping contractors assume no legal responsibility for the information contained herein.