

FOR SALE

31 Tosun Road, Wolcott, CT 06716

MATTHEWS COMMERCIAL PROPERTIES



- 17,344 SF+/- Industrial Building
- 3,990 SF+/- Well Apportioned Finished Office Space
- Situated on 1.58+/- 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: \$1,349,000.00

Contact:

GERRY MATTHEWS

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MATTHEWS COMMERCIAL PROPERTIES

819 Straits Tpke, Suite 3B, Middlebury, CT 06762

matthewscommercial.com

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BUILDING INFO

Total Available SF	17,344 SF+/-
Number of Floors	1st Floor - 13,354 +/- Office - 3,990 SF+/-
Ceiling Height	18'6"
Roof	Flat Rubber
Interior Construction	Drywall / Concrete Block
Exterior Construction	Masonry / Brick
Parking	Good
Zoning	Industrial

PROPERTY

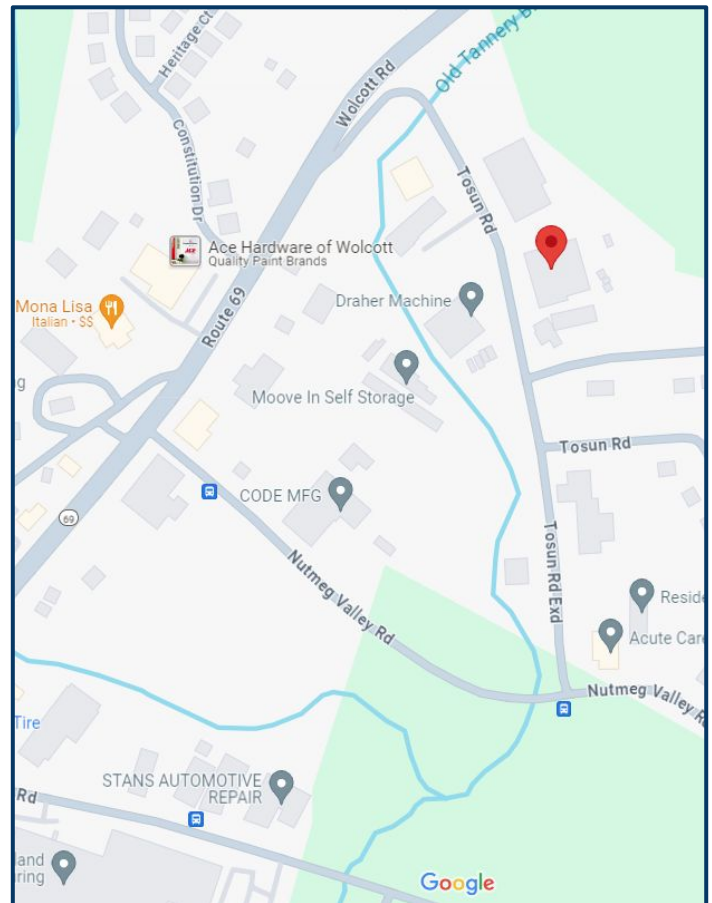
Distance to I-84	3.5 Miles
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MECHANICALS & UTILITIES

Electric	Eversource
Gas & Oil	Eversource and Private
Sewer	Town
Water	Town
Type of Heat / HVAC	In Office
Type of Heat	Oil Fired Modine Type Blowers in Warehouse

TAXES

Assessment	\$465,760.00
Mill Rate	31.87
Taxes	\$14,843.77



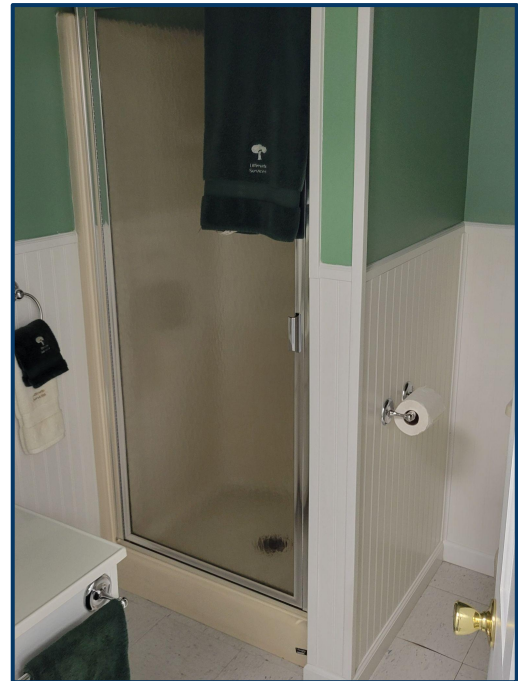
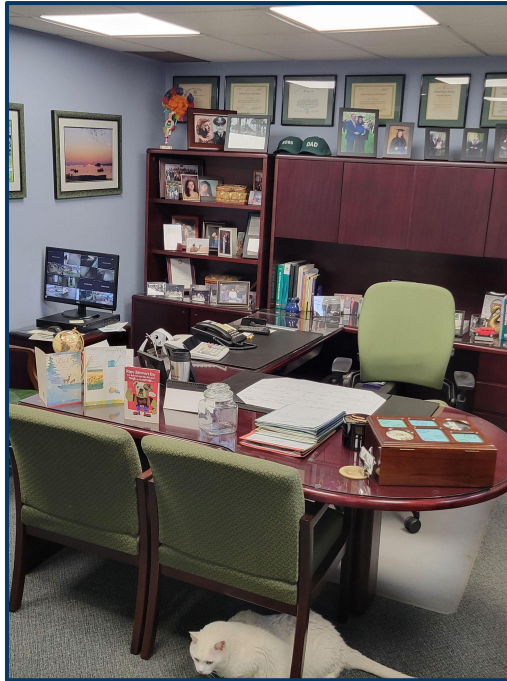
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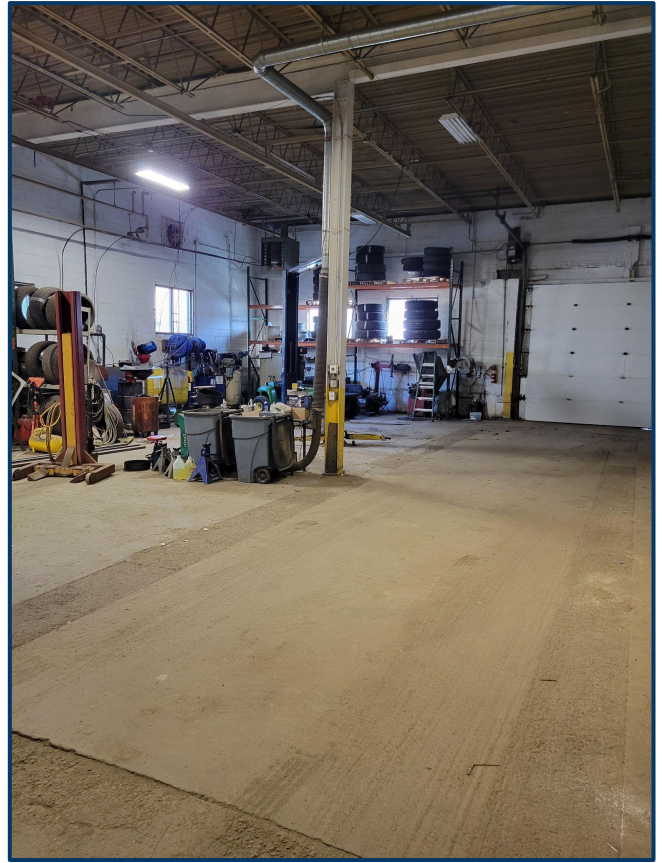
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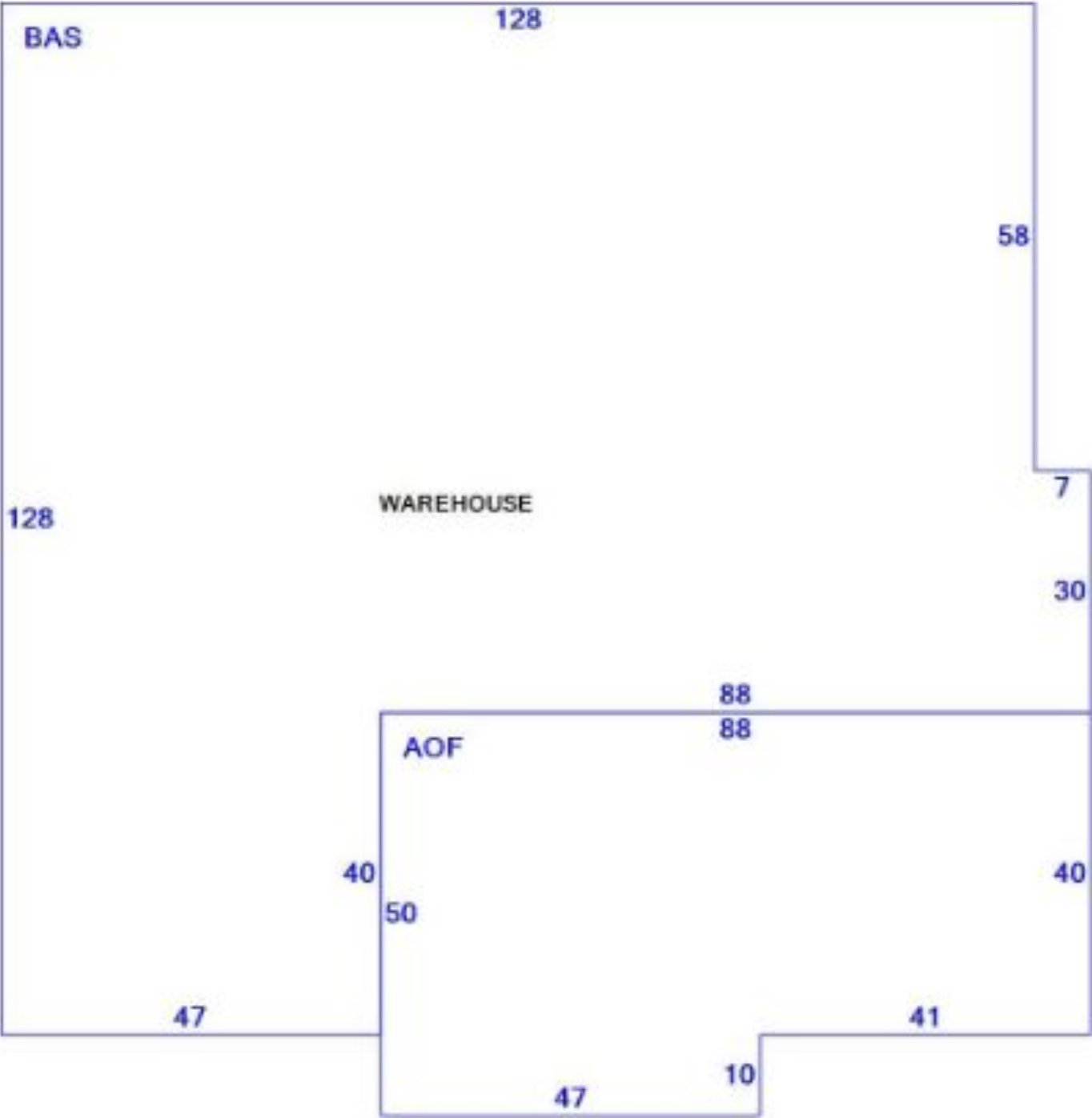
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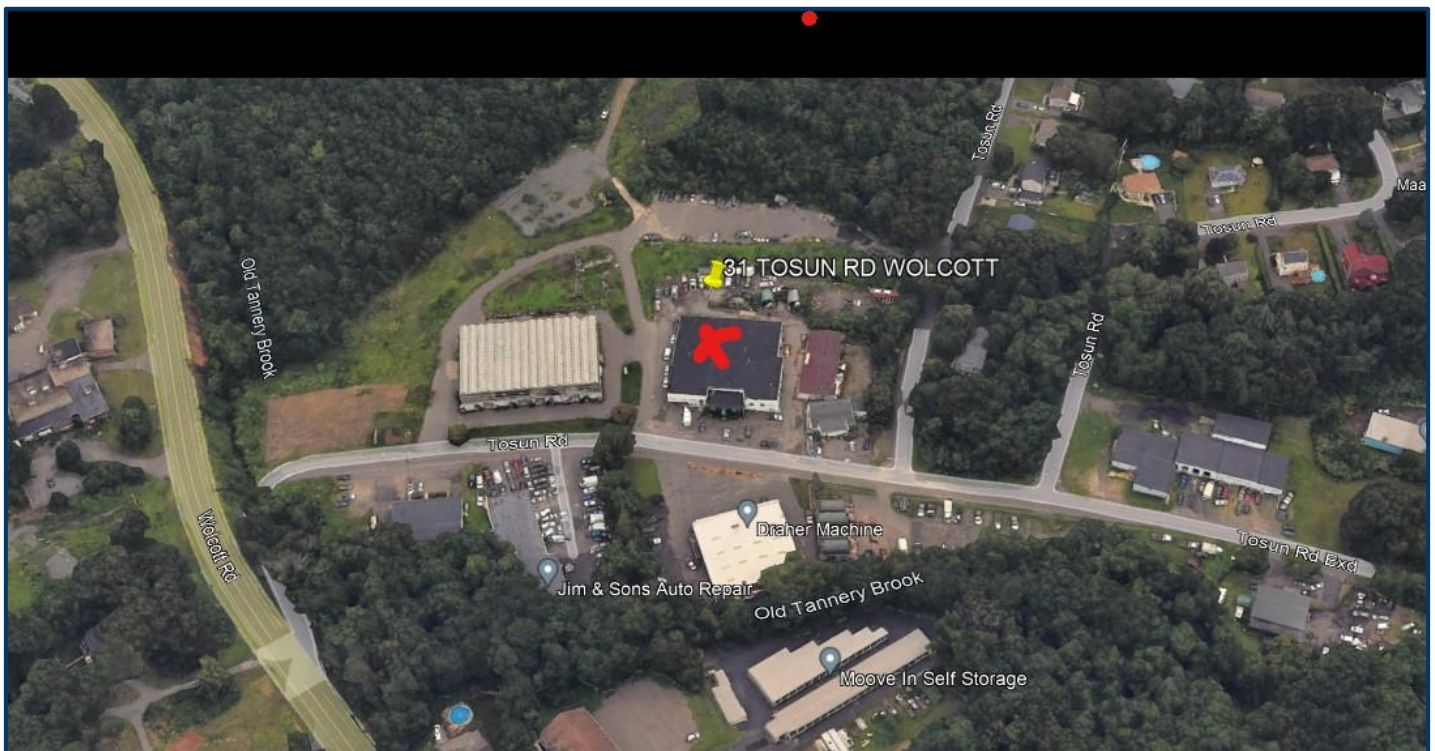
Building Layout



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