

FOR SALE OR LEASE

INDUSTRIAL SPACE/BUILDING 6,000 - 14,400 SF

Current owner will lease surplus 6,000 SF and remain in building or lease/sell entire 14,400 SF (entire building).

SALE: 14,400 SF with 2,400 SF office consisting of reception, (5) privates, (3) baths, kitchenette, conference room. 12,000± warehouse with (2) docks and (2) 12x12 DIDs, mezzanine area and heavy power.

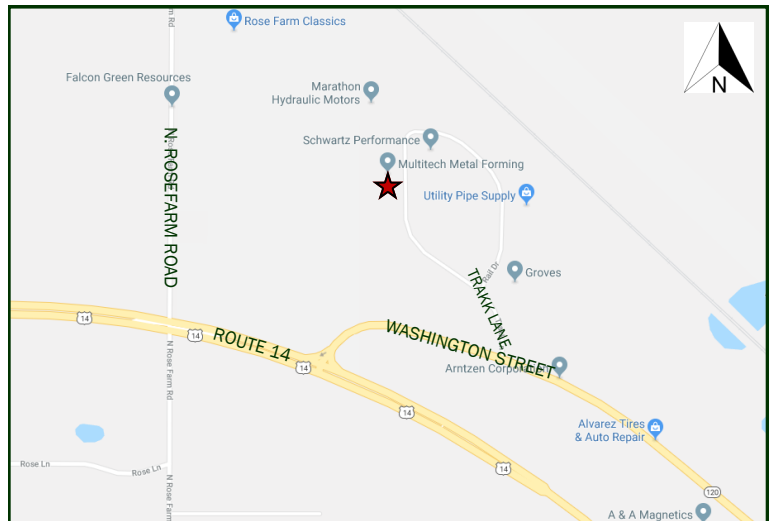
LEASE: 6,000 ±SF with (2) private offices, 5,000± SF warehouse with shared bathrooms, DID & Docks.

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PROPERTY SPECIFICATIONS	
Description:	Industrial Building
Year Built:	2000
Land Size:	.9 acres
Office/Showroom:	2,400 SF
HVAC System:	Gas forced air; AC in offices
Power:	400 amp/3 phase 400 amp/480 volt
Sprinklered:	No
Floor Drains:	No
Ceiling Height:	18'-20'
Parking:	13
Washroom(s):	2
Truck Docks:	(2) w/ levelers
Drive-in-Doors:	(2) 12'x12'
Sewer: Septic	Water: Well
Zoning:	I-1
Real Estate Taxes:	\$18,157 (2018) Included/Stop (Lease)
Utilities / Snow :	Tenant pays shared expense
Lease Term:	3 year minimum
Lease Price:	\$6.50 psf modified gross
Sale Price:	\$790,000 (\$54.86 psf)

MLS: 10428351



DIRECTIONS: Route 14 north of Woodstock to Washington Street (Route 120). Right to first left, which is Trakk Lane.

PIN: 07-36-126-002

June 14, 2019

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

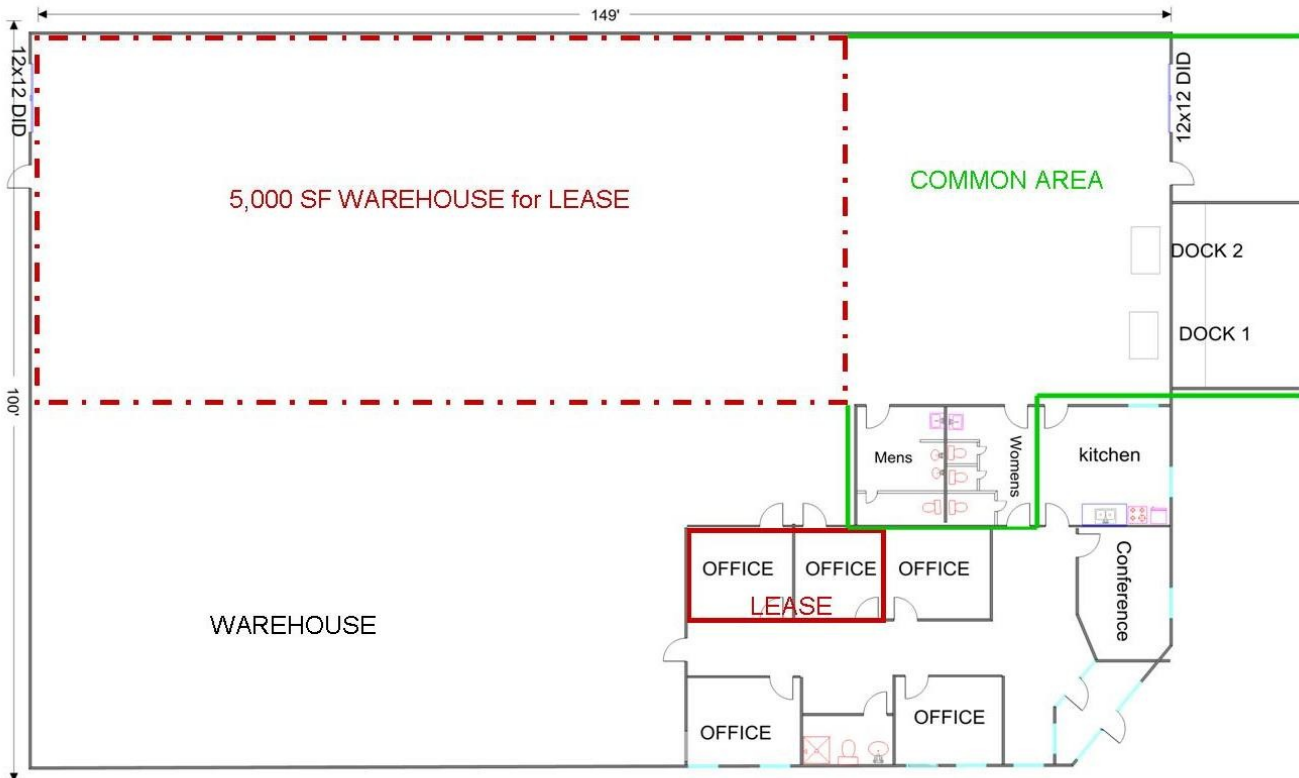
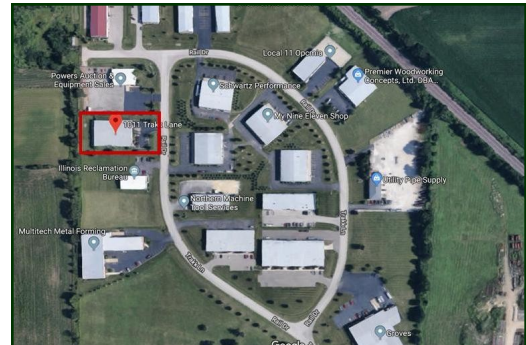
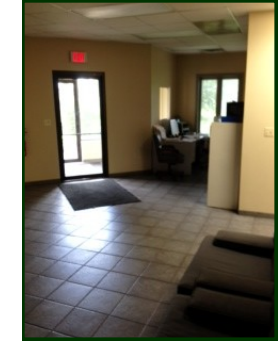
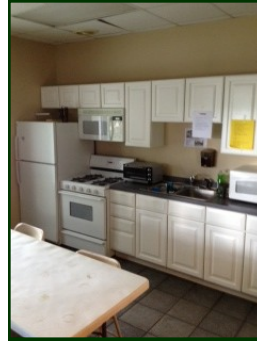
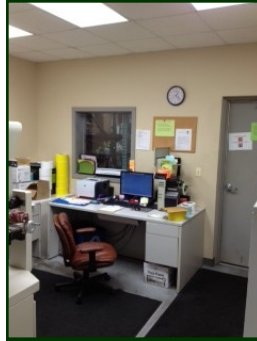
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1011 Trakk Lane
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*ALL MEASUREMENTS APPROXIMATE