

~ *FOR SALE* ~

IMMACULATE INDUSTRIAL CONDOMINIUM



**4 Sand Cut Road, Unit 1
Brookfield, CT**

Sale Price: \$279,000

Immaculate end unit industrial condominium. Unit Features: 800 Sq. Ft. Office Loft, 14'X14' Drive in door, 200 Amp, 3 Phase power, slop sink and alarm system. Unit has been freshly painted and warehouse has epoxy floor! Ideal for warehouse, contractor, distribution, assembly, lab or light manufacturing. Great location with easy access to I-84.

| | |
|-----------------|--|
| Size: | +/- 2,525 Sq. Ft. (1,725 w/ 800 Sq Ft Loft) |
| Construction: | Metal with Glass Front |
| Zone: | I-1 HO (Industrial) |
| Year Built: | 2008 |
| Electrical: | 200 Amp, 3 phase |
| Loading: | One 14'X14' Drive-In Door |
| Heating: | Gas Heat (Propane) |
| Cooling: | A/C In Office |
| Plumbing: | One Bath |
| Utilities | City Sewer and Well Water |
| Common Charges: | \$325 Per Month |
| Taxes: | \$4,150 Per Year |



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203-775-5000 Office / 203-546-7793 Fax

No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

~ *ADDITIONAL PHOTOS* ~

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~ LOCATION MAP ~

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