

**Available  
For Sale**

## **Warehouse Buildings Stonington, Connecticut**



- **4,800 Square Foot Warehouse Building**
- **3 Parcels**
- **Ample Parking**
- **Loading Dock**
- **Large Drive-in Door**

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## 3 Parcels / Warehouse Buildings

**ADDRESS:** 76 Voluntown Road, 6 & 8 Alice Court, Stonington, CT

**PROXIMITY:** Close to I-95, Exit 91. On Route 49.

**DESCRIPTION:** 4,800 SF Building      **BUILDING AGE:** 1979

**LAND:** .57 Acre      **PARKING:** Ample

**FRONTAGE:** 100 Feet      **TRAFFIC COUNT:** 4,300

**FEATURES:**

- Loading dock
- Large drive-in door
- High ceilings
- City water/city sewer to curb of each building, current hook up is shared well & septic system between parcels 1 & 2
- 3-phase, 200 amp power
- Yankee Gas will bring utility into building at no cost
- Parcel 1 has been tenanted for 18 years at \$2,500/month
- Parcel 2 has been winterized; everything is off

<b>DEMOGRAPHICS:</b>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population:	491	8,301	30,717
Total Households:	200	3,233	13,697
Median Household Income:	\$82,352	\$75,009	\$61,419
Daytime Population:	901	6,464	26,574

**UTILITIES:** Oil-fired heating system. Natural gas available. City water & sewer.

**ZONING:** HI-60 - Commercial Highway Interchange.

**TAXES:** \$4,173

**FOR SALE:** 3 Parcels:  
\$840,000

**INDIVIDUALLY:** \$400,000  
\$400,000  
\$150,000

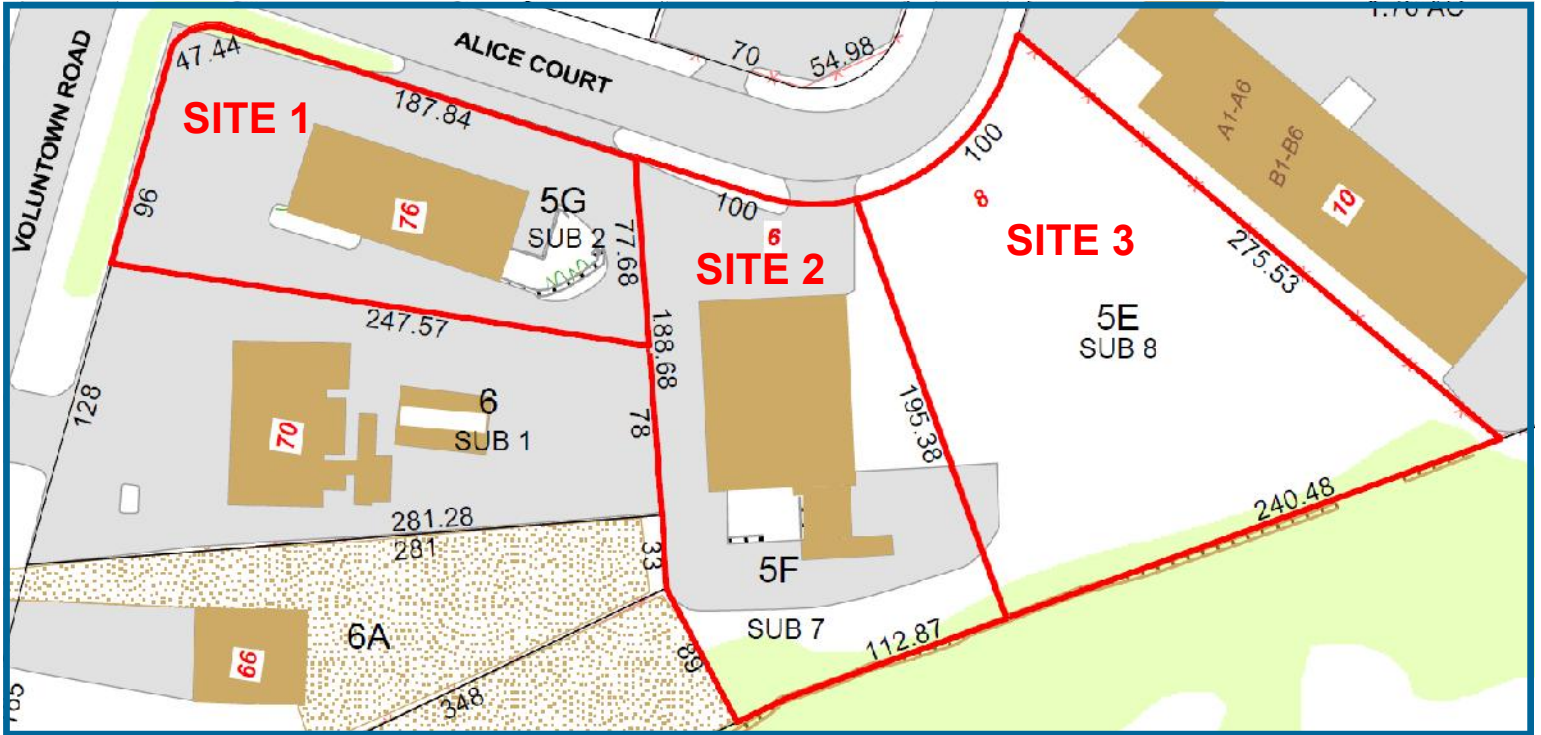
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**BROKERS PARTICIPATION INVITED**

All information stated is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice.

# Assessor's Map and Parcel Location Map



# 3 Parcels

