

**Available
For Sale or
For Lease**

**Light Industrial / Warehouse
Manufacturing
Taftville, Connecticut**

SELLER FINANCING AVAILABLE



- 48,960 Total Square Feet
- Close proximity to I-395
- Equidistant to Mohegan Sun Casino & Foxwoods Casino
- Loading Docks
- Ample Parking
- Leased Space Sized to Suit

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**LONDREGAN**
Commercial Real Estate Group
www.londregan.com

Light Industrial / Warehouse / Manufacturing

- ADDRESS:** 539 Norwich Avenue, Taftville, Connecticut 06380
- PROXIMITY:** Close to I-395, Exit 83. Eight miles to both Mohegan Sun & Foxwoods Casinos.
- DESCRIPTION:** 48,960 SF building
- LAND:** 2.31 Acres
- FRONTAGE:** 350 Feet
- BUILDING AGE:** 1900
- FEATURES:**
- Concrete floors
 - Loading platform
 - Porch
 - Two stories
- PARKING:** Approximately 40 spaces
- DEMOGRAPHICS:**
- | | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|--------------------------|---------------|----------------|----------------|
| Total Population: | 3,779 | 19,631 | 48,049 |
| Households: | 1,801 | 9,072 | 21,625 |
| Median Household Income: | \$43,188 | \$47,639 | \$52,956 |
| Daytime Population: | 2,361 | 14,571 | 40,080 |
- UTILITIES:** Oil - steam heat
- ZONING:** ID - Industrial. Permitted Uses: Warehousing and storage; new car dealerships including trucks, camping trailers, mobile homes and vehicle repair.
- TAXES:** \$12,054
- FOR SALE:** \$650,000
- FOR LEASE:** \$2/SF NNN

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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.

539 Norwich Avenue, Taftville (Norwich)



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