

238 WOLCOTT ROAD

Wolcott, Connecticut



BUILDING SPECIFICATIONS

Building Size: 52,574 square feet

Office +/-: // 3,200 sf Industrial +/-: 49,300 sf

Land: // 7.04 acres Zoning: IND (Industrial)

Year Built: / 1980 , 1988 & 1994 Additions Ceiling Height: 10'6" - 7,000 sf (incl office)

17'6" - 18,500 sf

20'6" - 27,000 sf

Loading: 1 Drive-in Door (10' x 18') **Parking:** 50 Paved Spaces

7 Dock Doors with Levelers +/- 1 acre for trailer parking / outside storage

Cranes: Two Five -Ton

Construction:

Walls: Precast Concrete

Columns: Clear Span (High Bay) / 20' x 30' (Low Bay)

Roof: Rubber Membrane / Built Up

Floor: 6" Reinforced Concrete

Utilities:Electricity:Eversource

Natural Gas: Yankee Gas

Water/Sewer: Well (Municipal Water In Street) / Public Sewer

Mechanicals: Heat: Natural Gas Fired Hot Air

AC: Office Area

Electrical: 4,000 amps / 277 / 480 volts / 3 Phase, Extensive

Bus Bar Distribution

Lighting: Fluorescent

Taxes: \$46,428 annually / \$ 0.88 psf (2023)

Asking Price: For Sale: \$3,900,000 For Lease: \$7.00 NNN

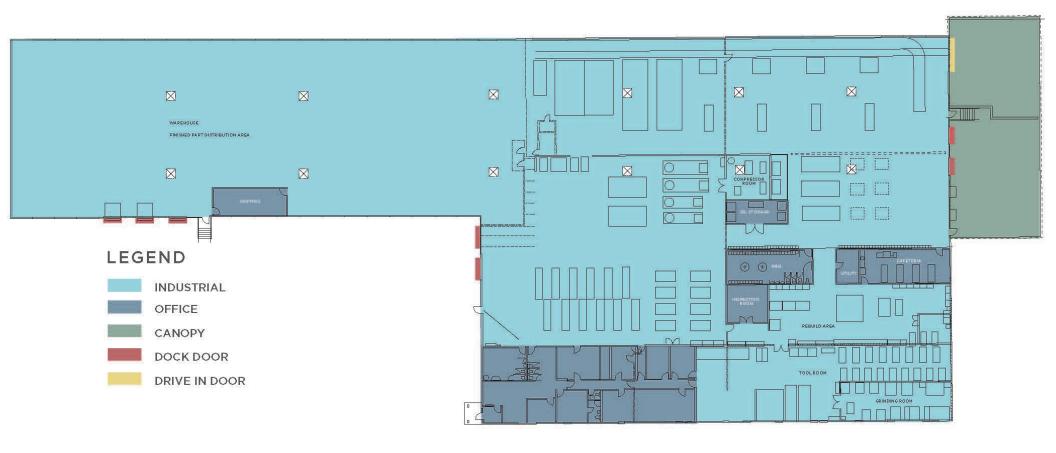








238 WOLCOTT ROAD WOLCOTT, CONNECTICUT



- O Versatile industrial facility configured for production, wholesale and distribution uses
- o Precast concrete structure, ceilings to 20' 6" clear, loading on three sides, heavy power with bus bar distribution and two cranes
- 3,600 sf canopy for covered storage or loading
- Suburban location near Waterbury's workforce
- Nearby restaurants, lodging, shopping in the Brass City retail corridor





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