

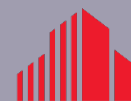


# 8 INSPIRATION LANE

CHESTER, CT

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**40,600 SF FOR SALE OR LEASE**



**CUSHMAN &  
WAKEFIELD**





High Bay

## PROPERTY HIGHLIGHTS

- Versatile Industrial facility with heavy power and ceilings to 26' clear
- Multiple craneways with hoists rated up to 15 tons
- Dock and Drive-in doors (expandable)
- Business Park Setting immediately off 4-way interchange on Route 9
- Building is adjacent to 17.26-acre lot offered separately

# BUILDING SPECIFICATIONS

<b>BUILDING SIZE</b>	40,600 SF	<b>COLUMN SPACING</b>	Clear span / 62' x 20' / 58' x 20'
<b>AVAILABLE SPACE</b>	40,600 SF Office / Flex: ± 8,000 SF High Bay Industrial: ± 11,000 SF Mid Bay Industrial: ± 21,600 SF	<b>UTILITIES</b>	Electricity: EverSource Heating fuel: Propane
<b>PRIMARY SITE</b>	6.60 Acres	<b>MECHANICALS</b>	Heat: Suspended and pad-mounted hot air units A/C: Office only Water: Well and septic Electrical: 1200 amps @ 277/480 volt 2000 amps @ 277/480 volt Lighting: LED / Fluorescent / Halide
<b>ZONE</b>	CDD 55% Lot coverage	<b>CRANES</b>	15-ton with 50' wide craneway 7.5-ton with 62' wide craneway
<b>4 INSPIRATION LANE</b>	17.26-acre lot available separately (call for pricing)	<b>LOADING</b>	1 Dock (8' x 8' with pit leveler) 1 Drive-in (12' x 16'H) 1 Drive-in (12' x 18'H)
<b>YEAR BUILT</b>	1983 / 1989 Addition	<b>REAL ESTATE TAXES</b>	\$0.96/SF (2025/2026)
<b>CEILING HEIGHT</b>	13.5' 8,000 SF 18'-19' 21,600 SF 26' 11,000 SF	<b>ASKING PRICE</b>	For Sale: \$2,850,000 (±\$70/SF) For Lease: \$7.00 NNN
<b>CONSTRUCTION</b>	Walls: Insulated metal panel Roof: Metal / Membrane Floor: Reinforced concrete		



# PROPERTY PHOTOS







**For more information contact:**

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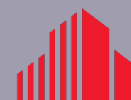
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