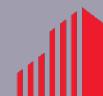




8 INSPIRATION LANE

CHESTER, CT

40,600 SF FOR SALE OR LEASE



CUSHMAN &
WAKEFIELD



High Bay

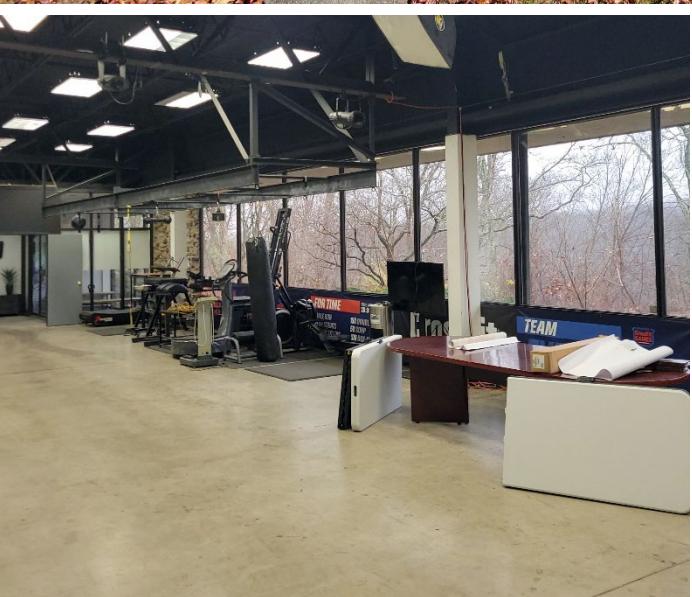
PROPERTY HIGHLIGHTS

- 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

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

PROPERTY PHOTOS





For more information contact:

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