

# Industrial Facility for Sale or Lease

506 Hayden Station Road • Windsor, Connecticut



## 6,000 SF to 60,000 SF Available

Sentry Commercial is pleased to offer 506 Hayden Station Road, Windsor CT for sale or lease. This 60,000 square foot building is located within minutes from I-91 and can be leased in 6,000 SF increments, making this the ideal building for most companies.

### Property Features

- Fenced yard
- Can be subdivided in 6,000 SF increments
- 9 docks, 2 drive-in doors
- Heavy power

**Lease Rate:** \$3.95 nnn

**Sale Price:** \$2,200,000

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# 506 Hayden Station Road - Windsor, Connecticut

**Lease Rate** \$3.95 nnn  
**Sales Price** \$2,200,000

## Building Specifications

Total Square Feet: 60,000 SF  
Office Area: BTS  
Minimum SF Available: 6,000 SF  
Building Dimensions: 500' x 120'  
Ceiling Height: 18'  
Dock Doors: 9  
Drive In Doors: 2  
Floors: Concrete slab  
Roof: Tar and gravel  
Column Spacing: 40' x 50'  
Construction: Block  
Date Built: 1980

## Mechanicals

Power: 1,200 amps, 480 volts, 3 phase  
Heat: Gas  
Air Conditioning: Office area  
Sprinkler: Yes

## Utilities

Water: City  
Sanitary Sewer: Septic  
Gas: CNG

## Land

Acres: 5.75  
Parking: 90  
Rail: No  
Zoning: I1

## Taxes

Total taxes: \$37,582.65  
Taxes Per Square Foot: \$0.63  
Assessment: \$1,215,480  
Year Assessed: 2015  
Mill Rate: 30.92



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