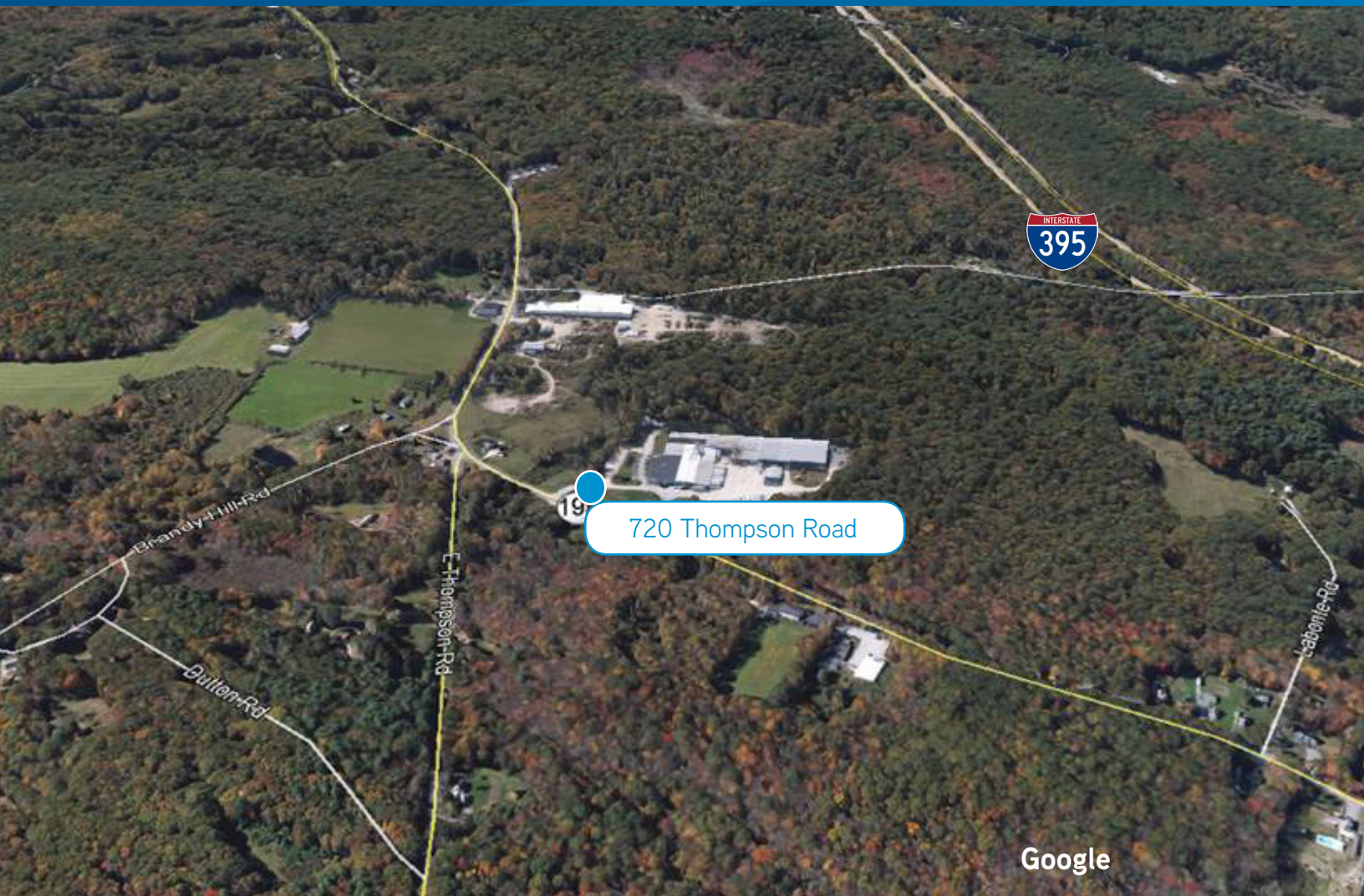


FOR SALE > INDUSTRIAL / MANUFACTURING



# 720 Thompson Road

THOMPSON, CT 06277



The property consists of two sections: one-story masonry and metal industrial building containing ground floor area of +/-123,386 SF plus +/-1,035 SF of unfinished mezzanine storage space. Original office and industrial section built 1964. Addition of +/-51,000 SF to industrial space completed in 1997. Fully occupied by manufacturing tenants until June 2016; on +/-49.5 acres with an adjacent +/-22 acres available for sale. Building has been continually in use and is in generally good condition. Roof requires repair.

**Sale Price: \$2,469,000**

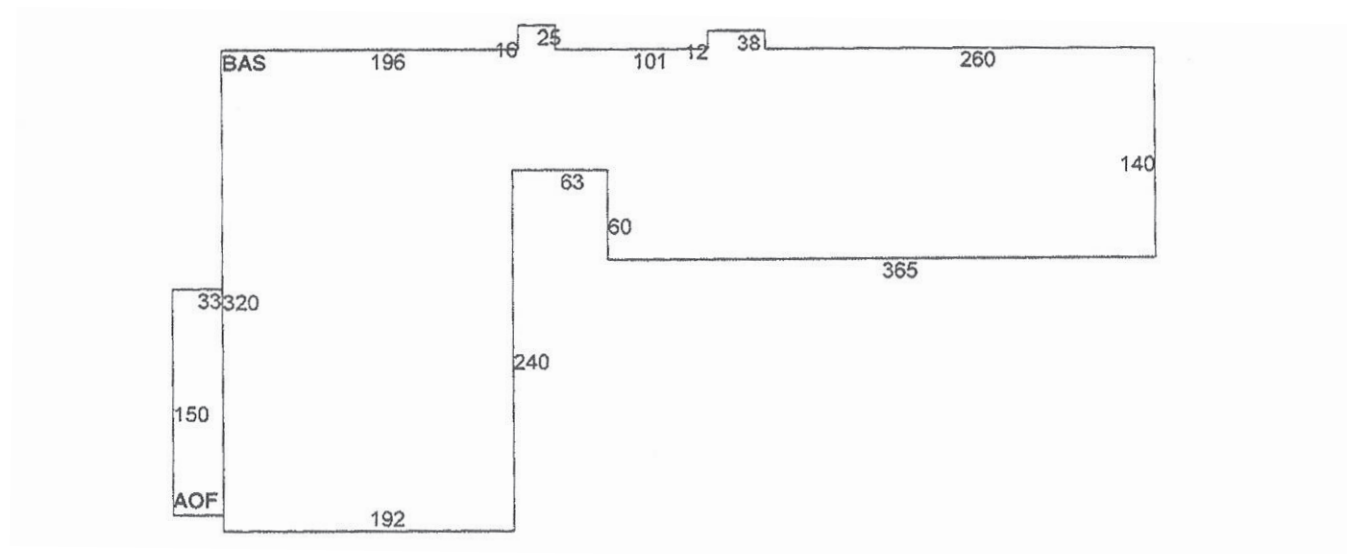
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THOMPSON, CT 06277



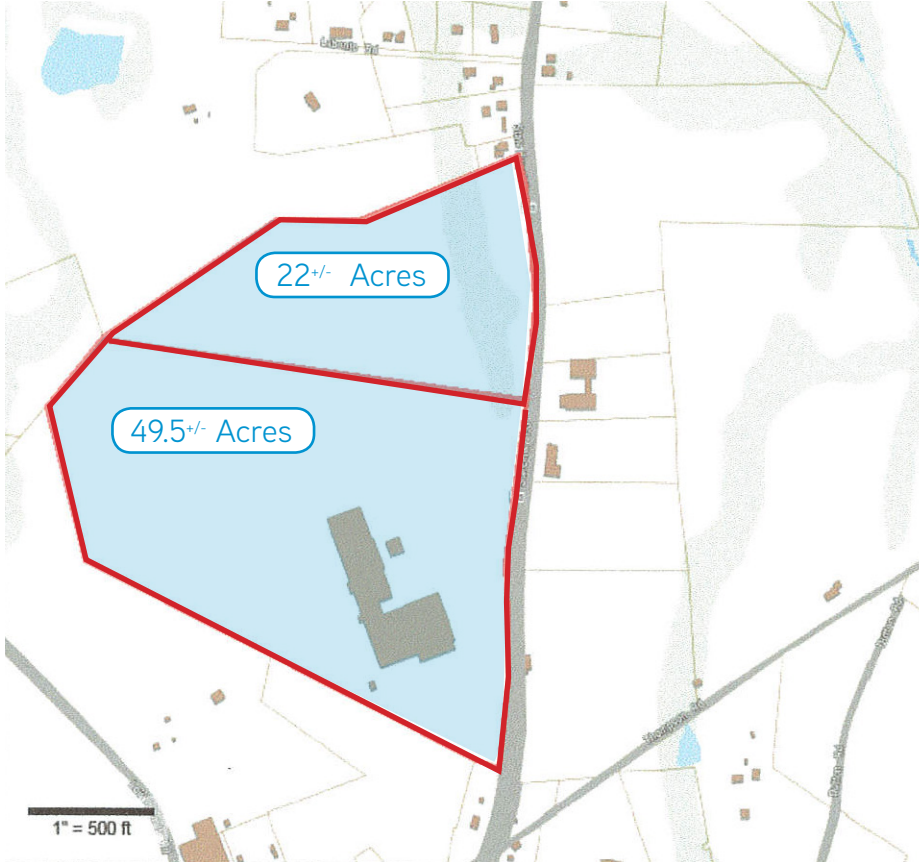
## Building / Site Specifications

<b>YEAR BUILT</b>	1964 with additional industrial space completed in 1997
<b>STORIES</b>	1
<b>TOTAL SF</b>	123,386
<b>PARKING</b>	Ample
<b>TOTAL ACREAGE</b>	49.5 <sup>+/-</sup> + 22 <sup>+/-</sup> for a total of 71.5 <sup>+/-</sup> acres
<b>LOCATION</b>	Property is located on improved state road, 3 miles from interstate. It is approximately 18 miles from Worcester, MA, 30 miles from Providence, RI, 42 miles from Boston and 40 miles from Hartford. It is well located for distribution to NYC area south and New England north.
<b>ACCESS</b>	Easy access to I-395
<b>CONSTRUCTION</b>	Brick and metal
<b>GROUNDS</b>	Industrial use with an easement over the subject for access to the adjacent property to the north.
<b>PRICE</b>	\$2,469,000

FOR SALE > INDUSTRIAL / MANUFACTURING BUILDING

# 720 Thompson Road

THOMPSON, CT 06277



## Contact Us

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Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

