



**Connecticut  
REALTY  
Group, LLC**

For Additional information or a tour, please call:

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*Serving the Real Estate Needs of Business and Industry*

**FOR SALE - 47,000 SF WAREHOUSE/DISTRIBUTION PROPERTY ON 4.83 ACRES**

**281 Silver Sands Road, East Haven, CT**

**Asking Sale Price: \$2,250,000**

**AVAILABLE SPACE:**

*Available SF:* Bld #1: 41,146SF  
Bld #2: 5,624 SF

*Total Available:* 46,770 SF  
*Avail When:* Immediately

**BUILDING INFORMATION:**

*Gross Bld Size:* 46,770 SF  
*Acres:* 4.83  
*Year Built:* 1977  
*Year Renov.:* 1997  
*Zoning:* LI-3  
*Status:* Occupied  
*Construction:* Metal/Masonry  
*Pkg Spaces:* 60 +



**INDUSTRIAL SPECS**

<i>Warehouse SF:</i> 43,000	<i>Sprinkler:</i> Yes	<i>Amps:</i> 600	<i>Grade LVL:</i> 2
<i>Office SF:</i> 4,000	<i>Min CLR:</i> 25'	<i>Volts:</i> 240/480	<i>GL Size:</i> 12'x14'
<i>Mezz SF:</i> 0	<i>Max CLR:</i> 25'	<i>Phase:</i> 3	<i>GL Lvrs:</i> 0
<i>Yard SF:</i> 40,000SF	<i>Col Space:</i> 25'x40'	<i>Wire:</i> 4	<i>DH Drs:</i> 5
<i>Rail:</i> 0	<i>Roof:</i> EPDM	<b><u>UTILITIES</u></b>	
<i>Sewer:</i> Yes		<i>Electric:</i> UI	<i>DH Size:</i> 8'x10'
<i>Cranes:</i> 0	<b><u>HVAC</u></b>	<i>Water:</i> Muni	<i>DH Lvrs:</i> 0
<i>Crane Cap:</i> 0	<i>Cooling:</i> Office	<i>Sewer:</i> Muni	<i>Ramp:</i> 0
<i>Crane Clear:</i> 0	<i>Heat: Oil/</i> Gas Comb.	<i>Voice/Data:</i> Yes	<i>Well:</i> 0
			<i>Covered:</i> 0

**PRICING DETAILS:**

<i>Sale Price:</i> \$2,250,000	<i>RE Taxes:</i> \$46,742.68	<i>Lease Rate:</i> NA	<i>SBC:</i> 2%
	<i>Total Asses'd:</i> \$1,741,530	<i>Lease Term:</i> NA	
	<i>Mill Rate:</i> 26.84	<i>Insurance:</i> TBD	

**OFFERED EXCLUSIVELY BY:**

**Connecticut Realty Group, LLC 431 Orange St., New Haven CT 06511 [www.CTRealtyGroup.com](http://www.CTRealtyGroup.com)**

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