

## 10 Hancock Street, Stratford, CT

Industrial Condo for Sale at \$350,000.00 OR for Lease: \$3,000/Month + Utilities



Industrial space for sale or lease. Two industrial condo units with approx. 650 SF of office space and 2,261 SF of warehouse space. Clear span construction. Ceiling fans. Close to Route 1 and I-95, Exit 31.

### The Site

<b>Space Available:</b>	2,911 SF
<b>Total Building Size:</b>	2,911 SF
<b>Land:</b>	.46 Acres
<b>Real Estate Taxes:</b>	\$5,422.14 (2011 Taxes)
<b>Zoning:</b>	Rm-1
<b>Year Built:</b>	1989
<b>Construction:</b>	Steel
<b>Stories:</b>	1
<b>Tenancy:</b>	Single

### Features

<b>Parking:</b>	In Common
<b>Ceiling Height:</b>	19' 6

### Utilities

<b>Water/Sewer:</b>	City
<b>A/C:</b>	None
<b>Heating:</b>	Gas/Forced Air
<b>Power:</b>	Two, 100 amp/3 phase service

## Contact

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