

22 Prindle Hill Road ORANGE, CT 06477



Industrial Property Minutes to I-95 for Sale at \$3,695,200 or for Lease at \$8/SF NNN

Angel Commercial, LLC, acting as the exclusive commercial real estate broker, is pleased to offer **22 Prindle Hill Road in Orange, CT**, an industrial property minutes to I-95 for sale at \$3,695,200 or for lease at \$8/SF NNN. With 222 linear feet of frontage on Prindle Hill Road, the 3.1-acre property consists of two freestanding one-story buildings providing a total of 36,952 SF. Built in 1961 and expanded in 2010, the 31,952 RSF cinder block building features 7,752 SF of air-conditioned office space, 24,200 SF of warehouse space, one 12' high by 10' wide loading platform, a receiving overhead door, a drive-in door, a 14' ceiling height, and four restrooms. The 5,000 RSF metal building built in 2009 features clear span construction, three 10' high by 10' wide drive-in doors, a 14'-17' ceiling height, and propane heat. The property provides street signage and a gated, fenced parking lot. Permission has been granted from the town zoning board to construct a 5,000 SF addition that would connect the two buildings.

Formally occupied by Valley Tool and Manufacturing, the property is next to the Tractor Supply Company and PFP, an insurance company. It is across the street from PEZ Visitor Center and Maplewood Senior Living Community. It is near FedEx Freight and United Illuminating, and minutes to Route 1, shopping, banks, and restaurants.

The property is conveniently located 1.1 miles from I-95 (Exit 41 - Marsh Hill Road) and 3.8 miles to the Merritt Parkway (Route 15).

For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

22 Prindle Hill Road

ORANGE, CT 06477

Financial Information

Sale Price:	\$3,695,200
Lease Rate:	\$8/RSF NNN
Real Estate Taxes:	\$55,291.44 (2021)

The Site

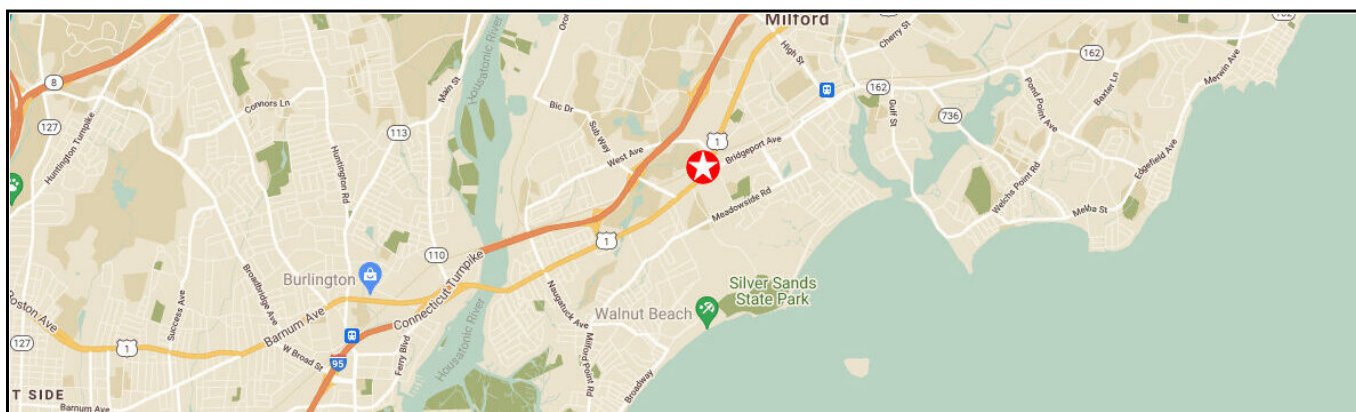
Space Available:	36,952 RSF
Total Building Size:	31,952 RSF (Building #1) 5,000 RSF (Building #2)
Land:	3.1 acres
Zoning:	Limited Industrial 2 (LI-2)
Year Built:	1961 (#1), 2009 (#2)
Construction:	Cinder Block (#1), Metal (#2)
Stories:	One
Tenancy:	Single

Features

Parking:	83 Surface Spaces
Loading:	One 12' h x 10' w Loading Platform, One Receiving Overhead Door, and One Drive-in Door (#1) Three 10' h x 10' w Drive-in Doors (#2)
Ceiling Height:	14' (#1), 14'-17' (#2)
Amenities:	Street Signage, Video Surveillance Security System, Wet Sprinkler System, Gated & Fenced Parking Lot, Kitchenette, 4 Restrooms, Handicap Accessible

Utilities

Water/Sewer:	City/City
Heating:	Gas (#1), Propane (#2)
A/C:	Central Air-Conditioning (#1 - Office Only)
Power:	Two Meters - Three Phase, 240 Volts, 400, 600, 800 & 2,000 amps



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For Sale

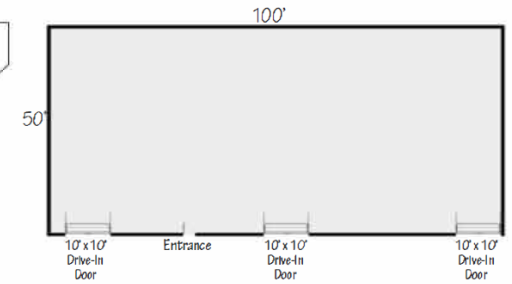
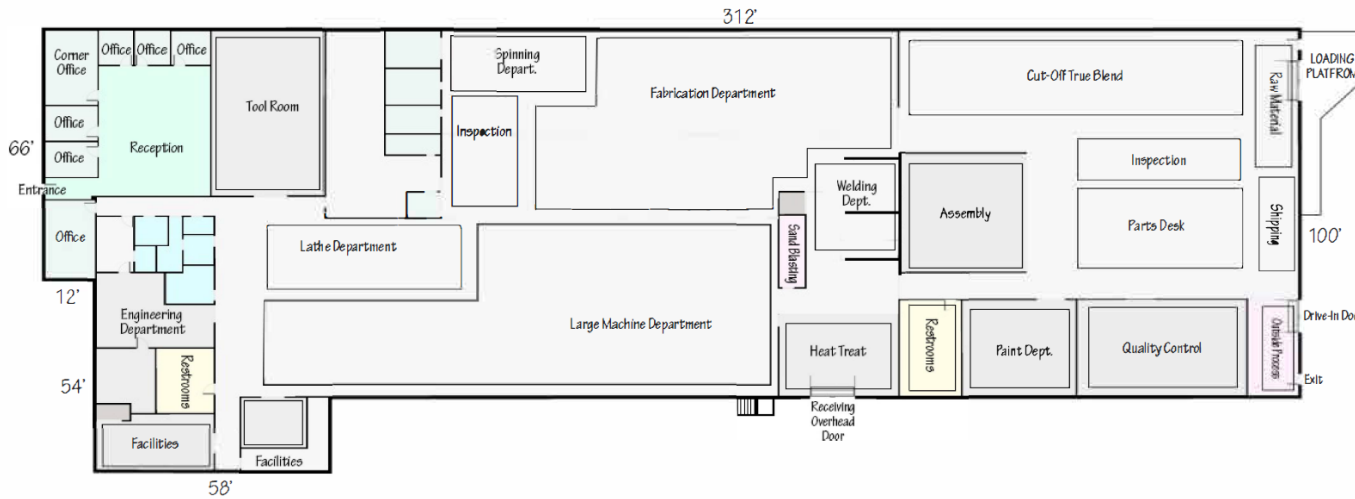
22 Prindle Hill Road

Floor Plan - Current Configuration - NOT TO SCALE

Orange, Connecticut 06477

BUILDING #1: 31,952 RSF

BUILDING #2: 5,000 RSF



BROKER

Jon Angel, President

jangel@angelcommercial.com

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