

REGIONS COMMERCIAL, LLC EXCLUSIVELY PRESENTS:

345 North Main St. Marlborough, CT 06447

FOR SALE : \$550,000 FOR LEASE : \$3,200/month NNN

Kitchen and Flooring business available for purchase at additional \$289,000



Building Size: 4,800 SF
Land Size: 2.52 acres
Year Built: 1987
Zoning: G1
AC: Yes

Water: Well
Sewer: Septic
Parking: Paved lot
Heat: Oil
Roof: Gable/Metal enamel

Michael Guidicelli, CCIM, SIOR

Regions Commercial, LLC

Phone: 860.854.6500

E-mail:

Michael@RegionsCommercial.com

- Approximately 1,500 SF of showroom office and 3,300 SF of warehouse space.
- Building has served as a cabinet and woodworking facility for the past 20 years.
- Large 2.52 acre lot with building expansion capabilities.
- The current location of the facility is within 1/4 mile of a major highway (Route 2) and within 5 minutes of Glastonbury and 15 minutes of Hartford, Connecticut. The location can accept large tractor-trailers. Also on site is a 40ft enclosed storage container for project overflow.

Aerial and Street Maps

