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: GI

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

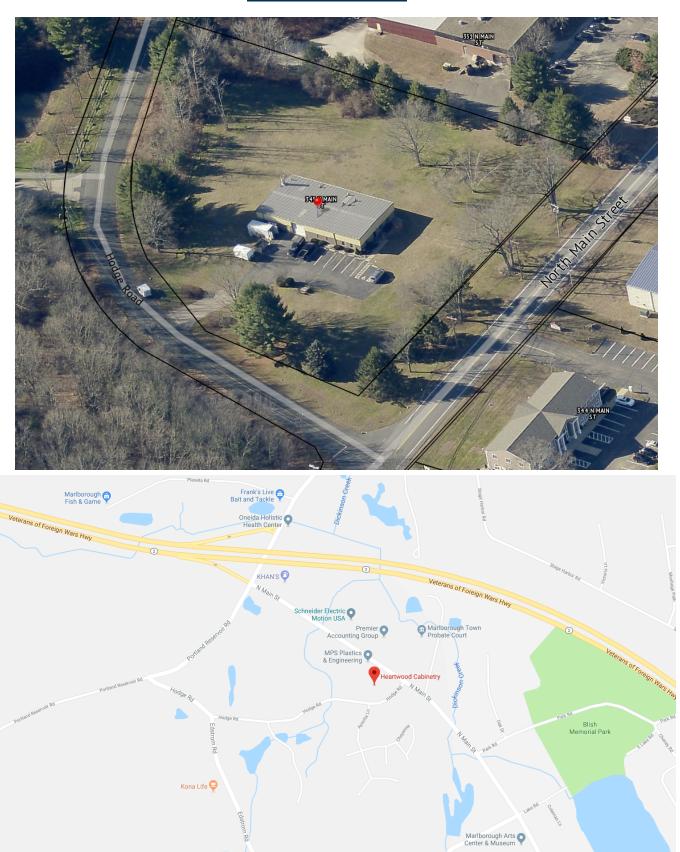
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Approximately 1,500 SF of showroom office and 3,300 SF of warehouse space.

- 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





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