

# Industrial Facility for Sale

931 Route 32 • North Franklin, Connecticut



## Property Features

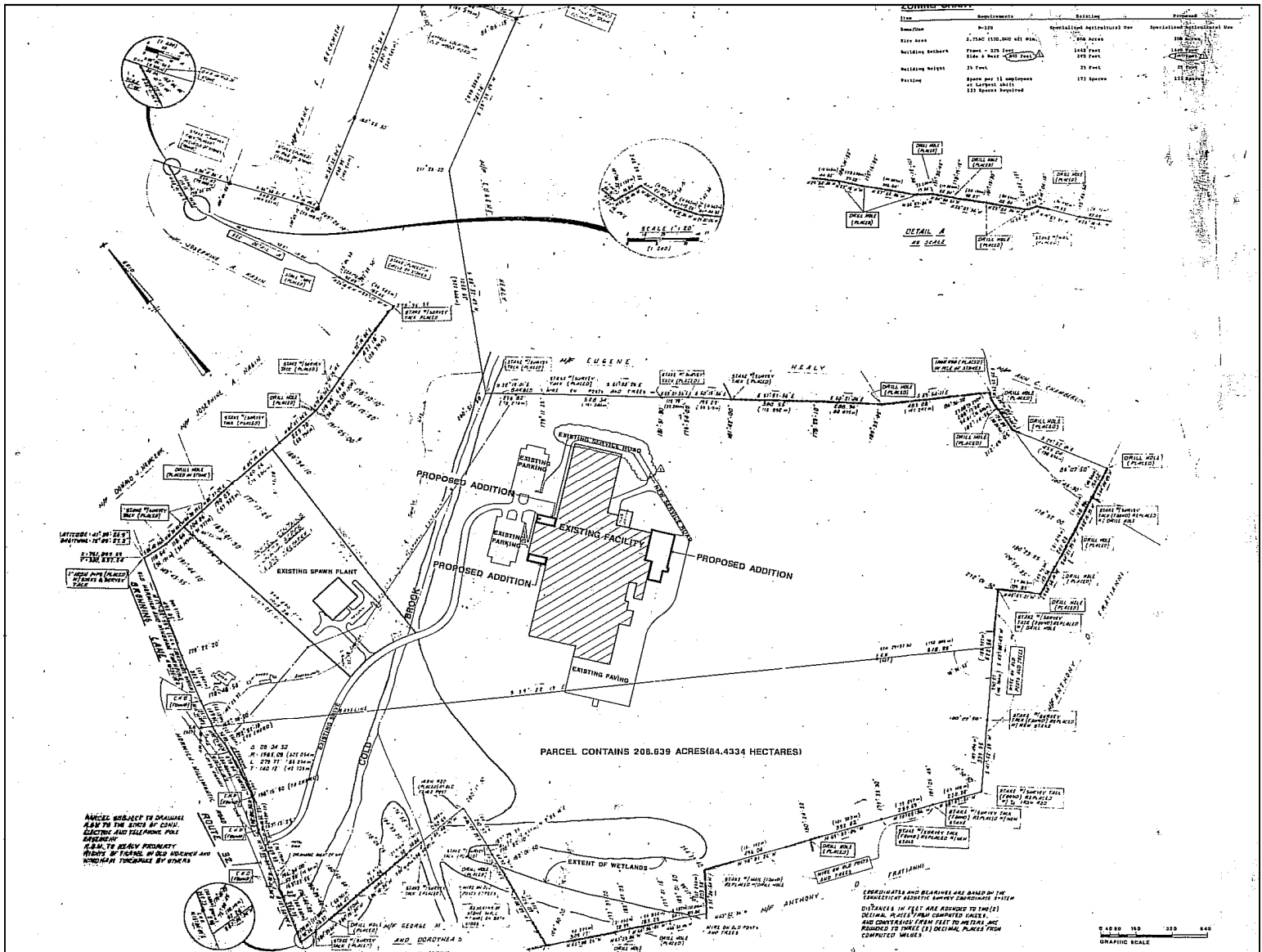
- Ideally suited for an industrial, commercial, residential or mixed use development
- 22' ceiling heights in 110,000 square feet
- Two 3000 amp, 480/277 volt electrical main switchgear
- Process steam boilers, process chillers and 10,000 SF of refrigerated space
- Active rail service
- 130,000 gallon per day water capacity
- Storage facilities include several above ground tanks (100,000 gallon water tank, 12,000 gallon glycol tank, 10,000 gallon diesel tank and 500 gallon gasoline tank), 3 storage silos, a 67,750 SF metal shed building and 3 concrete storage bunkers totaling 14,000 SF

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## 305,000 Square Feet on 150 Acres

Former mushroom cultivating facility, having significant manufacturing infrastructure in place including electrical power, process water and a private waste water treatment facility.

100 additional acres could be suitable for an industrial development or a mixed use redevelopment.

A New England Central Rail (NECR) line runs along the west boundary of the property.

**Sale Price: \$4,500,000**