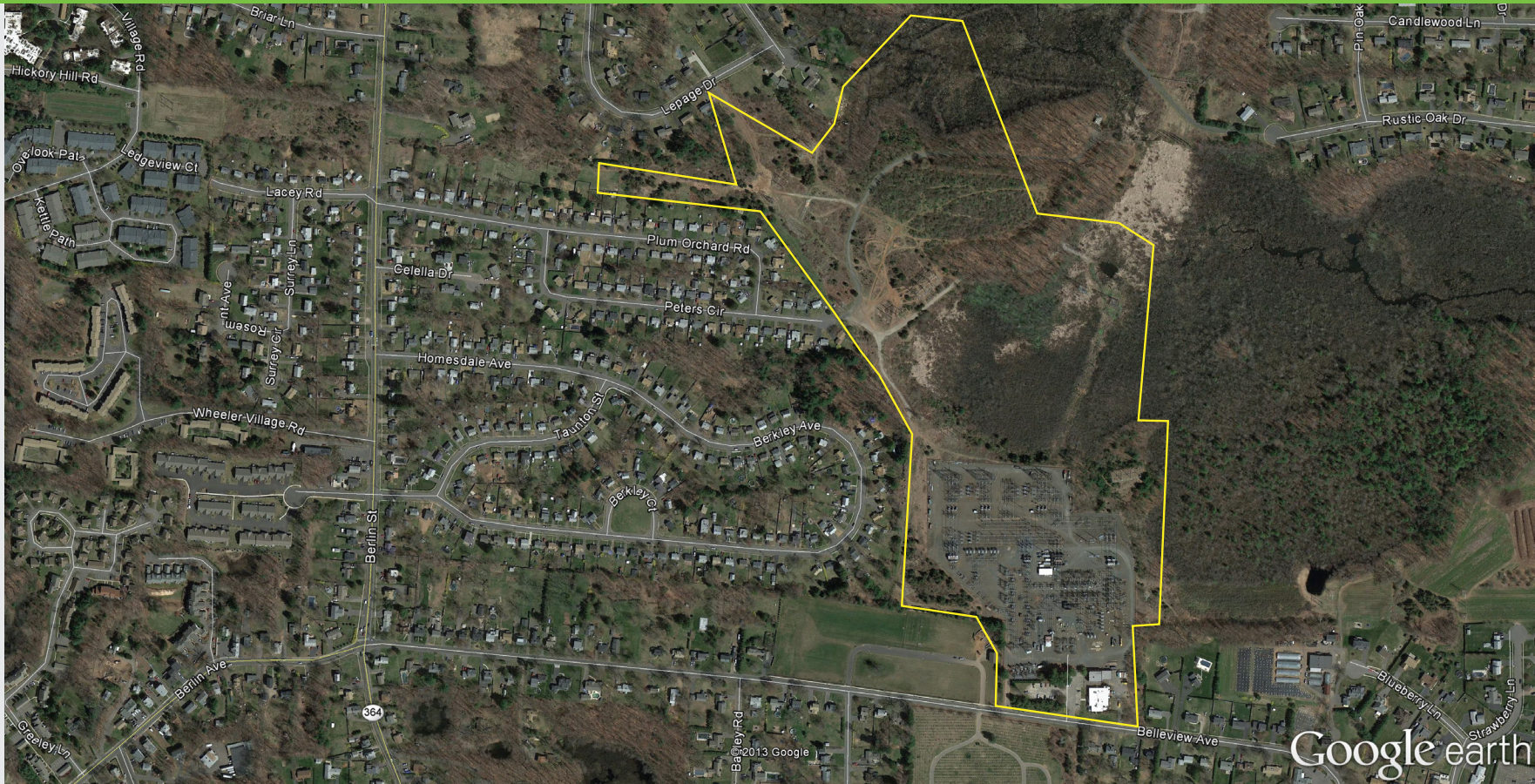


# 297 BELLEVUE AVENUE SOUTHINGTON, CONNECTICUT

## AVAILABLE FOR SALE

- 20,500 SF industrial building on 2 acres
- 2 acres lot
- Zoned Special Use
- Approximately 3 miles from Route 4
- \$849,000



### FOR MORE INFORMATION CONTACT:

**Christopher Metcalfe**

First Vice President

860.987.4710

chris.metcalfe@cbre-ne.com

**CBRE** | New England

CB Richard Ellis - N.E. Partners, LP, a CB Richard Ellis Joint Venture



# 297 BELLEVUE AVENUE

AVAILABLE FOR SALE :: SOUTHINGTON, CONNECTICUT

**GROSS BUILDING AREA:** 20,500 SF  
**TOTAL AVAILABLE:** 20,500 SF  
**OFFICE AREA:** 16,300 SF  
**LAND AREA:** 2.0 acres  
**YEAR BUILT:** 1955  
**CEILING HEIGHT:** 12'  
**DRIVE-IN-DOORS:** 3  
**CONSTRUCTION:** Brick and block on steel frame and metal  
**FLOOR:** Concrete  
**ROOF:** Flat, membrane  
**COLUMN SPACING:** 15' x 25'  
**PARKING:** 46  
**ZONING:** Special Use  
**LIGHTING:** Fluorescent  
**HEAT:** Gas  
**AIR-CONDITIONING:** Office  
**POWER:** TBD  
**WATER & SEWER:** City of Southington  
**GAS:** Yankee Gas  
**ELECTRIC:** CL&P  
**SALE PRICE:** \$850,000  
**LOCATION:** Approximately 3 miles from I-84

## FOR MORE INFORMATION CONTACT:

**Christopher Metcalfe**

First Vice President

860.987.4710

[chris.metcalfe@cbre-ne.com](mailto:chris.metcalfe@cbre-ne.com)

