

FIRST TIME OFFERED
FULLY EQUIPPED WOODWORKING FACILITY
FOR SALE WITH REAL ESTATE



**LONG ESTABLISHED
BUSINESS**

**3 Combined Commercial Condominiums
totaling 3,860 SF**

**80 Prindle Hill Road
Orange, CT**

Offered Exclusively By:

Mark Foreman

203.288.1900 x126

203.981.4551

mforeman@presscuzzo.com

Press|Cuzzo Commercial Services | 2751 Dixwell Avenue | Hamden, CT 06518
www.presscuzzo.com

The information above is offered subject to errors, omissions, price change, prior sale, lease or withdrawal from market.

OVERVIEW

80 Prindle Hill Road, Orange

Prime Location with easy access to 95 & Rt. 1

Fully Equipped
Woodworking Facility

- 3,860 SF Industrial Condominium
- Consisting of 3 Units:
 - Unit 1-1,940 SF, Unit 3-960 SF, Unit 5-960 SF
- 14.5' to Beam
- 16.5' to Deck
- Mezzanine 900 SF
- 3 Drive-In Doors:
 - 1-14' Drive-In, 2-12' Drive-In
- 400 AMP Electrical service
- Gas Fired
- Zone LI-2
- Includes all machinery, equipment, box truck, and fork lift



OVERVIEW

80 Prindle Road, Orange is a fully equipped woodworking & cabinet making facility with all the machinery and equipment, included in sale.

Fully Equipped
Woodworking Facility

Offered For Sale at: \$750,000

PROPERTY HIGHLIGHTS

- 3,860 SF—3 combined units
- 3 Drive-In Doors
- 900 SF Mezzanine
- Fully Equipped for woodworking and cabinet making shop
- Common Charges: \$750 per month

PROPERTY SUMMARY

- Excellent Location with Ample Parking
- Easy Access to I-95 and Route 1
- Long established Woodworking Co.
- All Equipment Included
- Potential for other commercial uses
- Real Estate Taxes: \$7,672 per year



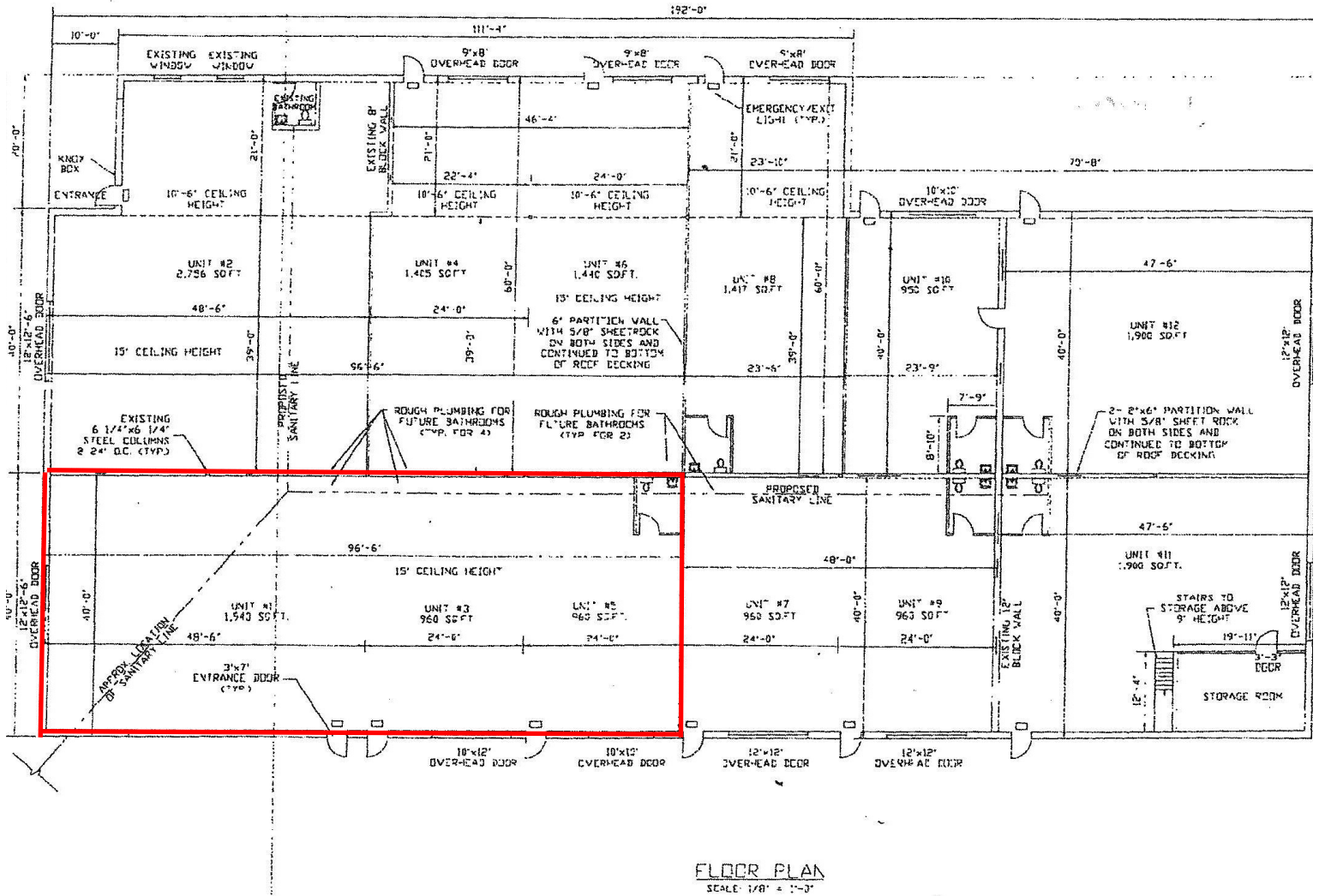
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FLOOR PLAN

Fully Equipped
Woodworking Facility



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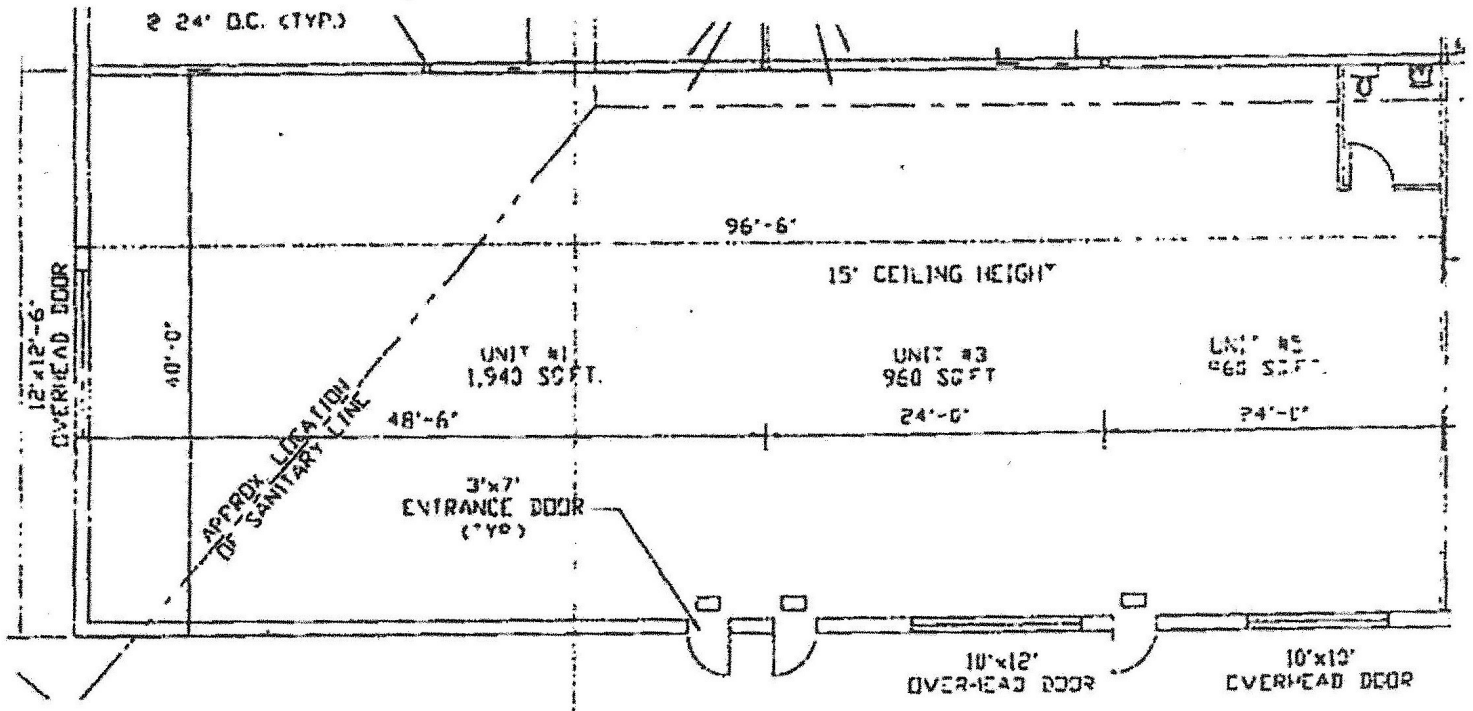
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FLOOR PLAN ??????

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STREET MAP

Fully Equipped
Woodworking Facility



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REAL ESTATE ADVISOR

Call Me
For all Your
Real Estate Needs!



Mark Foreman

mforeman@presscuozzo.com

203.288.1900 x126 Office

203.981.4551 Mobile

Mark Foreman has held a passion for real estate since graduating from Yale University in 1987. He was the founder and co-owner of Cornerstone Capital Mortgage and Real Estate Services, a full service Mortgage and Real Estate Company, providing commercial and residential services to clients throughout Connecticut. He served in various volunteer leadership positions throughout his career, including Vice President and Liaison to Committees for the NATIONAL ASSOCIATION OF REALTORS® (NAR) and a member of NAR's Housing Needs committee and its Member Policy and Board Jurisdiction committees. He was co-leader of a Connecticut delegation of Realtors on NAR's work with Habitat for Humanity's Global Village Program, building homes in areas devastated by hurricane Katrina. He served as President and Treasury of the Connecticut Association of REALTORS® (CAR) and a member of CAR's strategic planning committee. In 2005 Foreman was awarded the honor of "REALTOR® of the Year" by his state peers.

From 2010 to 2013 Mark was the SVP of Operations for Century 21 Real Estate LLC., and then held the same position for Better Homes and Garden Real Estate from 2013 to 2015. In this capacity he supported franchisees throughout the US. Foreman brings significant real estate experience and depth, which will be an asset when working to help our clients achieve their real estate objectives.



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