

350 & 356 Tuckie Road

North Windham, Connecticut 06256

INDUSTRIAL CONCRETE CASTING FACILITY + RESIDENTIAL PARCEL

13,800 SF Industrial | 3.41 Acres | 2 Parcels | 2 Buildings | Equipment Included | In-Place Tenant Income

OFFERED AT

\$1,149,000

Combined sale of both parcels · Casting equipment and forms included · \$33,600/yr in-place gross rental income

THE OFFERING

Two contiguous parcels under common ownership totaling 3.41 acres, operating as an active concrete casting and precast manufacturing campus. The industrial parcel at 350 Tuckie Road holds two buildings totaling 13,800 SF; 356 Tuckie Road fronts the road and holds a rented 2BR ranch. The parcels share a septic and well system and are offered together as one combined asset, with casting equipment and forms conveying at closing.

PARCEL	USE	ZONE	ACRES	TOWN APPRAISAL (2023)
350 Tuckie Rd	Industrial / casting campus	C1	2.40	\$489,310
356 Tuckie Rd	Residential — 2BR ranch	PDD1	1.01	\$205,170
Combined	Industrial + residential	C1 / PDD1	3.41	\$694,480

BUILDING INVENTORY — 350 TUCKIE ROAD

BUILDING	USE	YEAR BUILT	SIZE	WALL HEIGHT	STRUCTURE
Building 1	Main plant / casting operation, 2-story	1965	9,800 SF	21 ft	Wood frame
Building 2	Warehouse / industrial — tenant occupied	2002	4,000 SF	15 ft	Metal / wood
Total	2 buildings	—	13,800 SF	—	—

RESIDENTIAL PARCEL — 356 TUCKIE ROAD

STYLE	LIVING AREA	GARAGE	LOT SIZE	ZONE	CURRENT RENT
2BR / 1BA ranch	1,052 SF	308 SF	1.01 acres	PDD1	\$900/mo, month-to-month

Provides road frontage and buffer to the industrial campus. Shares septic and well with 350 Tuckie Rd; the two parcels convey together.

INCOME IN PLACE

TENANT / SPACE	SIZE	TERM	CURRENT RENT	ANNUAL	MARKET RANGE
Metal fabricator — Bldg 2	4,000 SF	Month-to-month	\$1,900/mo	\$22,800	\$2,400–\$3,400/mo
Residential — 356 Tuckie	1,052 SF	Month-to-month	\$900/mo	\$10,800	\$1,100–\$1,300/mo
Combined gross income	—	—	\$2,800/mo	\$33,600	\$3,500–\$4,700/mo

Both tenancies are month-to-month, giving a buyer flexibility to occupy, re-lease, or formalize terms at closing. Industrial warehouse rates in this market generally run \$0.60–\$0.85/SF/month.

WHAT CONVEYS

ITEM	DETAIL
Included in sale	Both parcels (3.41 acres), both industrial buildings, the residential dwelling, casting equipment and forms, and existing tenancies.
Site systems	Private well and septic serving both parcels.
Access	Road frontage on Tuckie Road via the 356 parcel.

ADDITIONAL EQUIPMENT — NEGOTIABLE SEPARATELY

Beyond the casting equipment and forms included in the offered price, additional site equipment, commercial vehicles, and other rolling stock and machinery on the property may be available for purchase under separate negotiation. Buyers seeking a fully turnkey operation are encouraged to discuss scope and pricing directly.

Showings and offers

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