



One Drive In Door



## SERVICE GARAGE/WAREHOUSE - AVAILABLE FOR LEASE

445-Rear Ledyard St.– Legal Address 770 Wethersfield Avenue, Hartford, CT  
Building Area - 39,784 square feet of circa 1940's industrial  
Sub-Building Area: 1,594 square feet

Land Area:

Heating – Gas Force Air

Cooling – Window venting

Cooling – Air conditioning can be installed at Tenant's expense

Clear Height – 12-14 feet

Use - Service Garage/Industrial

Built – 1940

Suite 5 - Map #7:

Rental Basis – NNN

Rental Amounts - \$Best Offer plus Utilities

Term – 2-5 years

Kenneth R. Labbe

Exclusive Agent = Associate Broker Pyramid

Real Estate Management (PREM)

Direct (203) 391-6805; Cell-860-891-8551;

[klabbe@pyramidregroup.com](mailto:klabbe@pyramidregroup.com)

**Pyramid Real Estate Group**

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SUBJECT BUILDING AND SURROUND AREA – REAR ENTRANCE – VIEW WEST WITH EASEMENT IN LIGHT PURPLE



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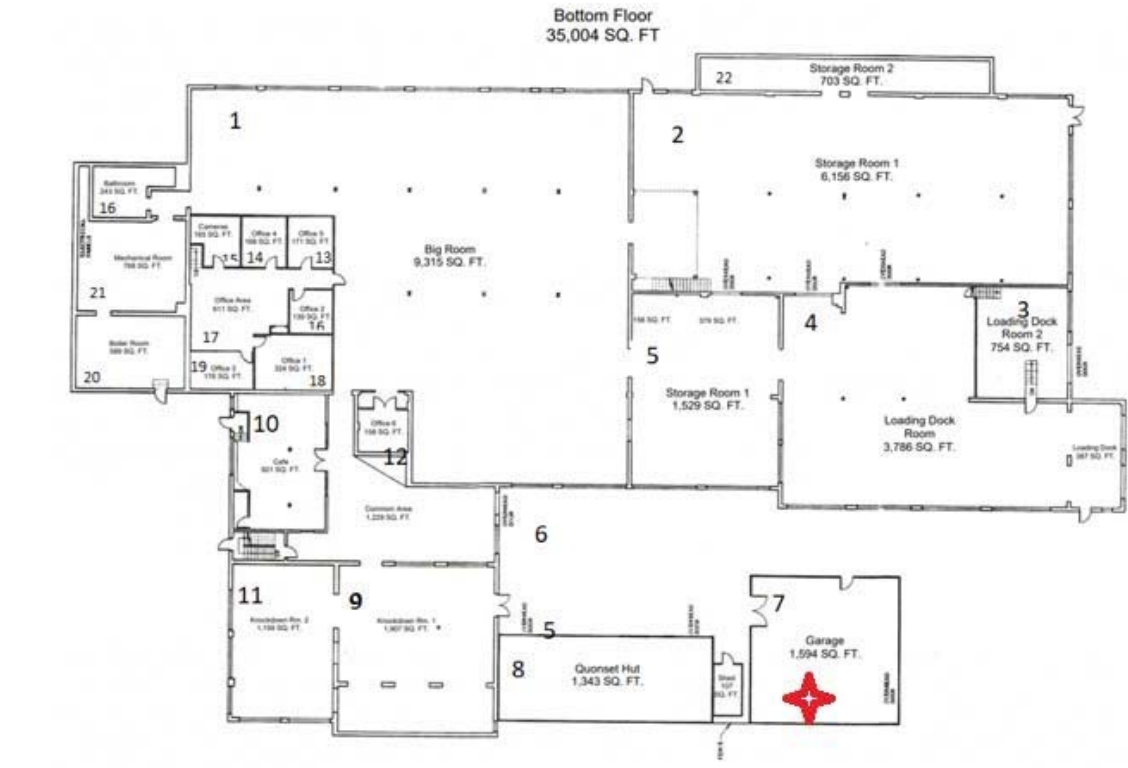
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## ADAPTIVE REUSE PLAN AS INDUSTRIAL – SUITE NUMBERING FLOOR PLANS – LOWER FLOOR



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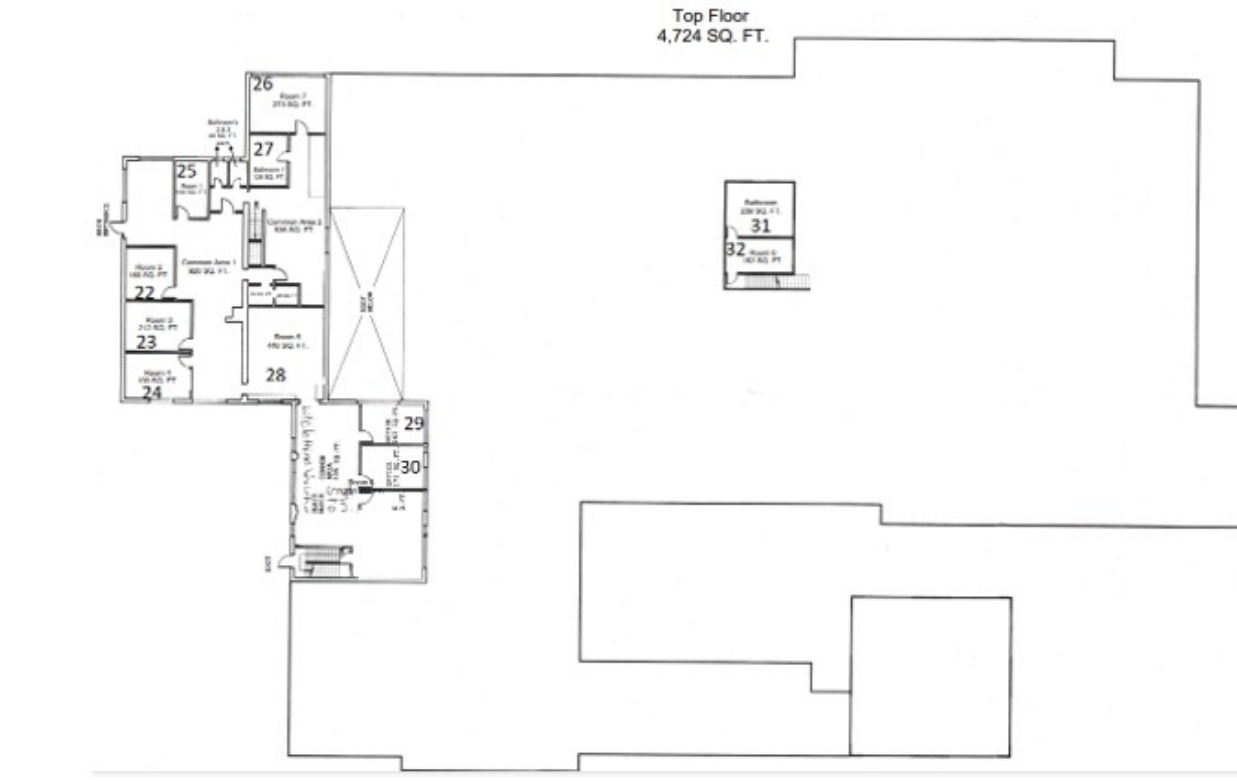
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## ADAPTIVE REUSE PLAN AS INDUSTRIAL – SUITE NUMBERING FLOOR PLANS – UPPER FLOOR



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## SUBJECT BUILDING – INTERIOR PHOTO



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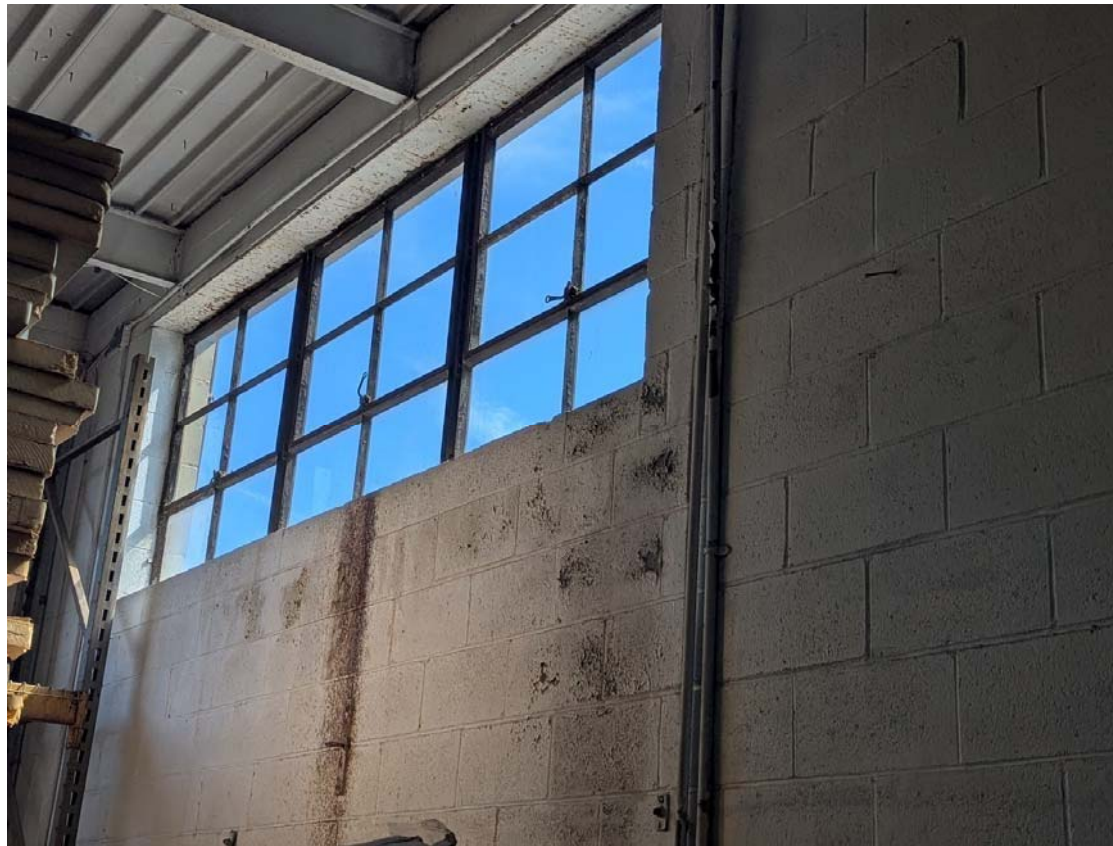
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SUBJECT BUILDING – SOUTH SIDE – VIEW NORTHWEST



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EAST SIDE RIGHT-OF-WAY AND REAR ENTRY FROM LEDYARD STREET – VIEW SOUTH – BUILDING ON RIGHT



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EAST SIDE RIGHT-OF-WAY; VIEW TO LEDYARD STREET ACROSS EASEMENT ENCUMBERED ABUTTER – VIEW EAST



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## EXISTING BUILDING – REAR – VIEW WEST



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EXISTING SITE AND BUILDING – BUILDING (RED); OUTSIDE STORAGE (ORANGE) – REAR – AERIAL PHOTO



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AVAILABLE FOR LEASE - OUTSIDE STORAGE (ORANGE) – REAR – AERIAL PHOTO



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Prepared by:

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