



FOR LEASE

57 Ozick Drive, Unit H & I, Durham, CT 06422

1,000± SF – 4,000± SF OFFICE / WAREHOUSE SPACE

LEASE RATE: \$9.50/SF Gross + Utilities

HIGHLIGHTS

- 1,000± - 4,000± SF For Lease
 - 1,000± SF - 2,000± SF Office
 - 1,000± SF - 2,000± SF Walkout Warehouse Space
- (2) 12x12 Drive-in Doors
- 16' Ceiling Height in Warehouse
- Zoning: DD
- Open Parking
- Minutes to I-91



CONTACT

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Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300



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BUILDING INFORMATION

GROSS BLDG AREA: 18,700± SF
AVAILABLE AREA: 4,000± SF
WILL SUBDIVIDE TO: 1,000± SF Office or WH
MAX CONTIGUOUS SF: 4,000± SF
OF FLOORS: 2
SPACE BREAKDOWN: 50% Office, 50% WH
DRIVE-IN DOORS: (2) 12'x12'
CLEAR HEIGHT: 16' in WH area
CONSTRUCTION: Wood Frame
ROOF TYPE: Asphalt Shingles
YEAR BUILT: 2007

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
HEAT: Propane, Warm Air

SITE INFORMATION

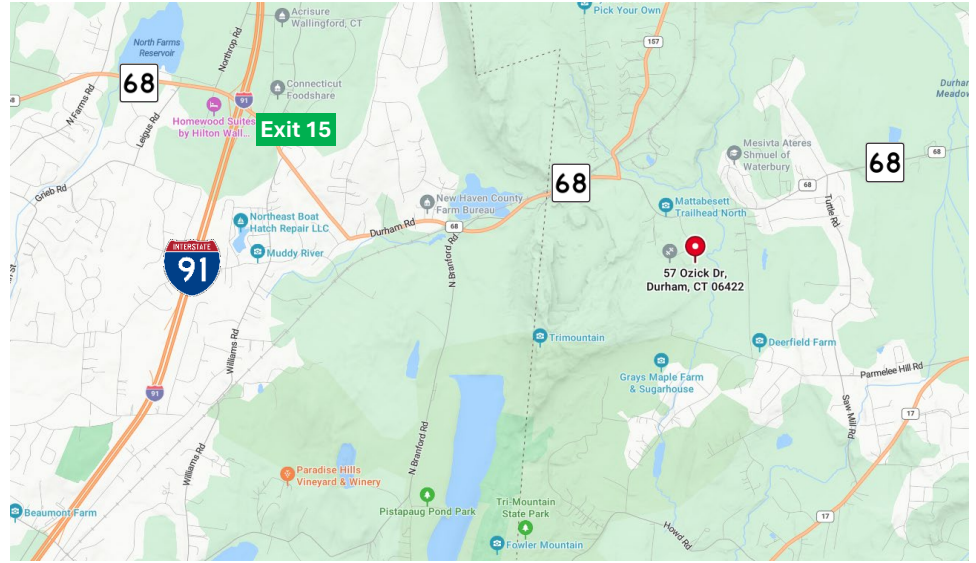
SITE AREA: 6.08± Acres
ZONING: DD
PARKING: Open, 30 Spaces
SIGNAGE: Building
HWY ACCESS: I-91

UTILITIES

SEWER/WATER: Septic, Well
GAS: Propane

EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord



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