

FOR LEASE | 27,000± SF INDUSTRIAL / FLEX SPACE

2 DRIVE-IN OVERHEAD DOORS | 2 LOADING DOCKS | OUTSIDE STORAGE

243 Vergason Ave, Norwich, CT 06360

LEASE RATE: \$6.50/SF NNN

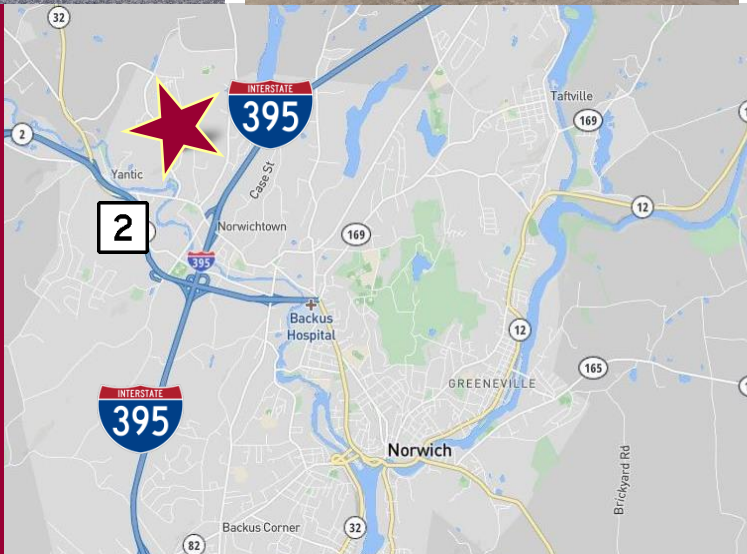


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 27,000± SF Industrial / Flex for Lease
- Located in 57,000± SF Industrial building on 10.11 acres
- Up to 2 Drive-in overhead doors
- Up to 2 Loading Docks
- 15'± ceiling height
- Heavy Power
- Outside Storage available
- Ample Parking
- Zoning: BP

For more information contact:

Frank Hird, SIOR | 203-643-1033 | fhird@orlcommercial.com or Will Braun | 203-804-6001 | wbraun@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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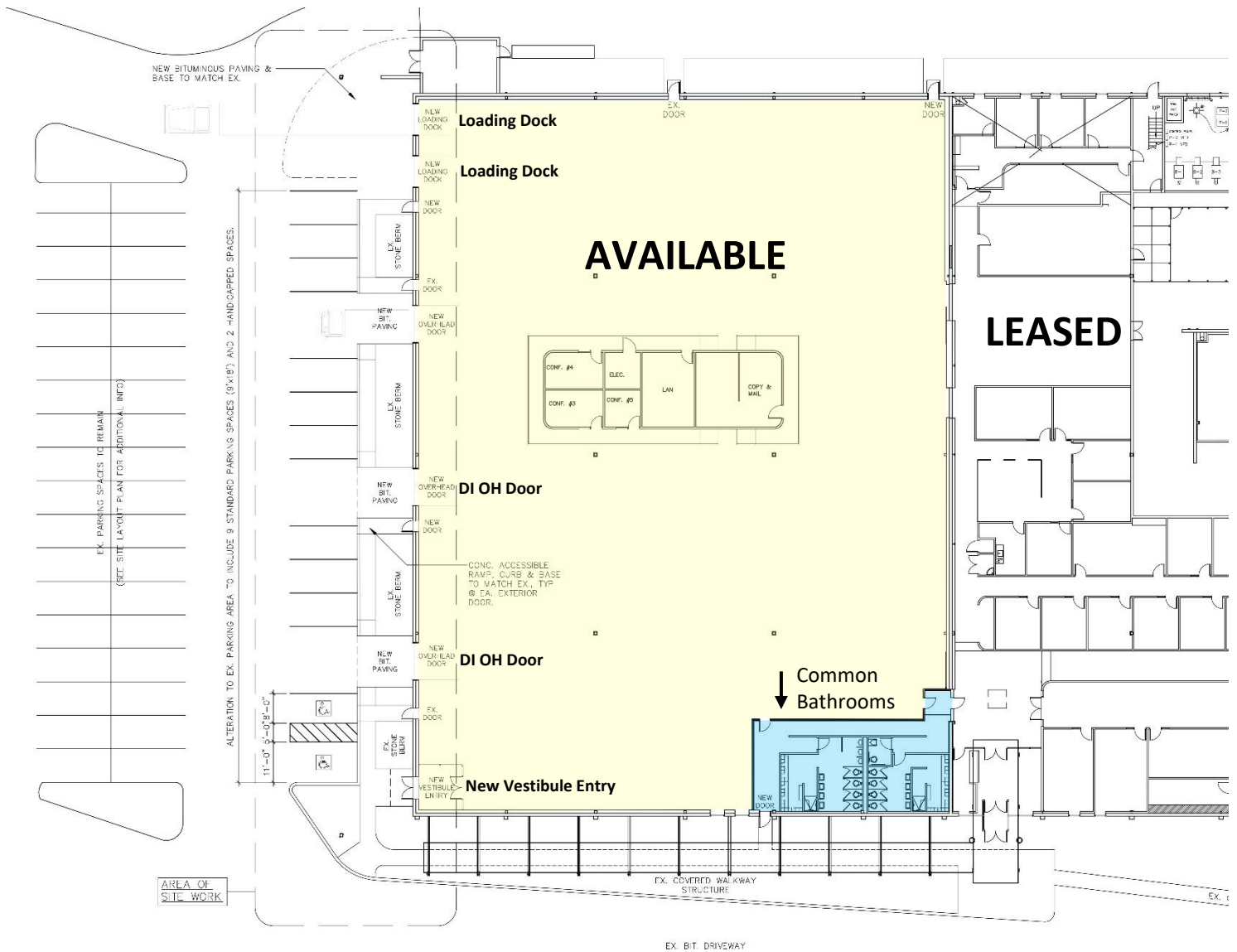
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27,000± SF Industrial Flex Space

Up to 2 Drive-in Overhead Doors and 2 Loading Docks | 15' Ceiling Heights
Outside Storage Available



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BUILDING INFORMATION

GROSS BLDG AREA 57,000± SF
AVAILABLE AREA 27,000± SF
MINIMUM SF AREA 27,000± SF
NUMBER OF FLOORS 1
CLEAR HEIGHT 15± Feet
DRIVE-IN DOORS 2 Potential
DOCKS 2 Potential
CONSTRUCTION Tilt up concrete
ROOF TYPE Membrane
YEAR BUILT 1983 / Renovated 2000

MECHANICAL EQUIPMENT

TYPE OF HEAT Gas, Forced Air
SPRINKLERED Yes, Wet
ELECTRIC SERVICE 400amp/480v/277v

SITE

SITE AREA 10.11 acres
ZONING BP, enterprise zone benefits
PARKING Ample parking
SIGNAGE Pylon
VISIBILITY Industrial park setting
HWY ACCESS I-395/CT / Route 2/32

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Public Connected

TAXES

ASSESSMENT \$1,881,500
MILL RATE Town: 42.22 (2024)
TAXES \$79,436.93
(\$1.39/PSF)

COMMENTS O,R&L Commercial is pleased to offer 27,000± SF Industrial Flex space for Lease located in 57,000± SF Light industrial building in Norwich, CT. The space offers up to 2 drive-in doors and 2 loading docks, heavy power. The property is located on 10.11 acres in the Norwich industrial Park. Outside storage available. Ample parking. Close proximity to I-395 and Route 2/32.

DIRECTIONS I-395 Exit 14 to West Town St to Connecticut Ave to Vergason Ave

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Connect with Us



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