



FOR LEASE up to 27,305 sf

80 Spring Lane
Plainville, Connecticut



BUILDING SPECIFICATIONS

Building Size:	43,444 Square Feet		
Available:	8,611 to 27,305 SF (can combine or subdivide)		
Land:	8.2 acres	Zoning:	RI (Industrial)
Ceiling Height:	14'		
Parking:	291 paved spaces		
Year Built:	1984 / 1987 (expansion)		
Loading:	Drive-in Door, Dock-High Possible		
Construction:	Walls:	Masonry / Brick / Glass	
	Columns:	52 'x 52' & 32' x 50'	
	Roof:	Membrane	
	Floor:	Concrete	
Mechanicals:	Heat:	Gas Fired, Variable Air Volume Heating	
	AC:	100% 7 Roof top mounted TRANE units	
	Electrical:	1,200 amps @ 480/277 volts, 3-Phase	
	Sprinkler:	Wet System	
	Lighting:	Fluorescent	
	Generator:	On-site	
Taxes:	\$1.38 per SF		
Asking Rent:	\$8.00 NNN		

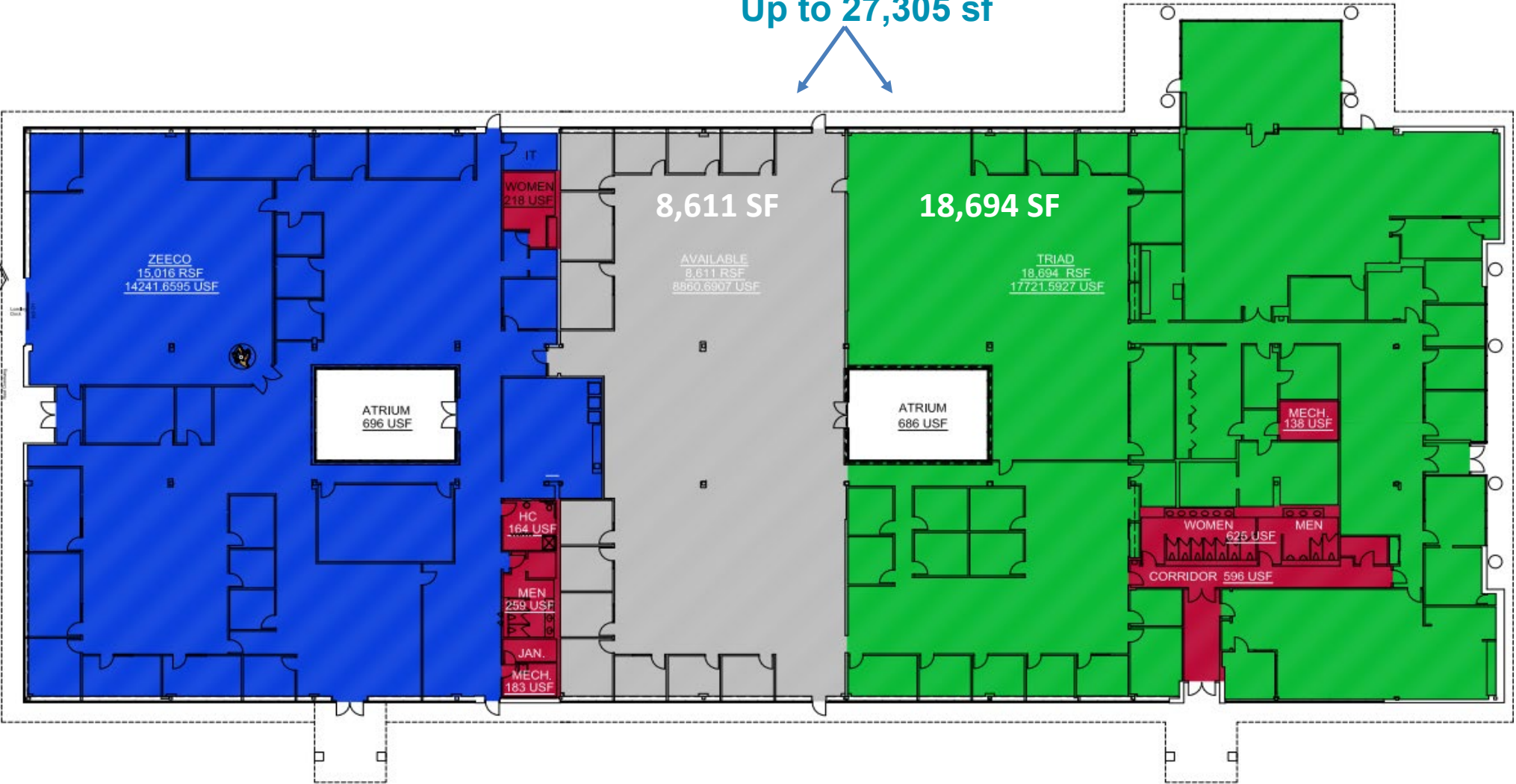


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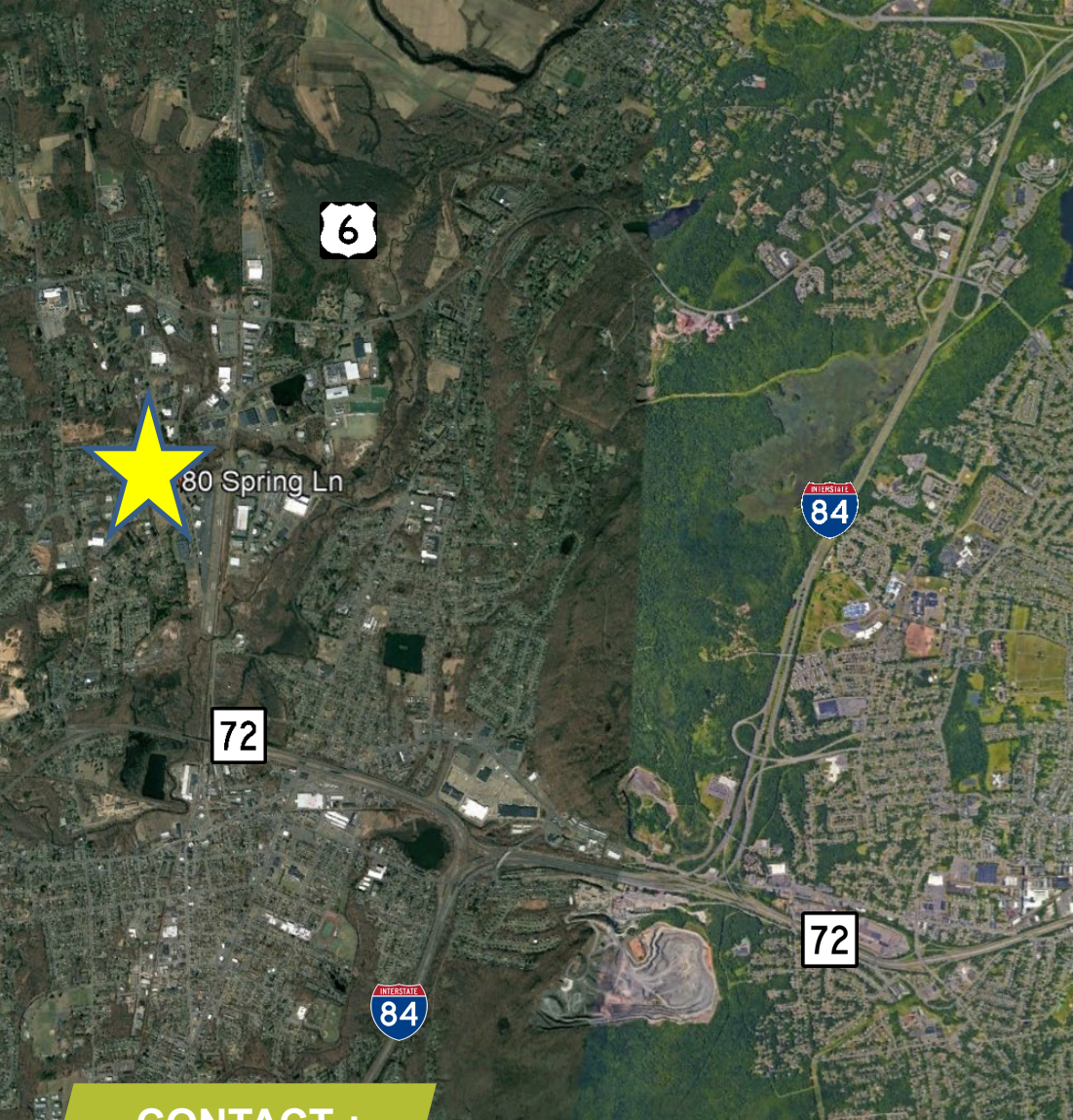


80 SPRING LANE PLAINVILLE, CONNECTICUT

AVAILABLE
Up to 27,305 sf



- Located in the Farmington Industrial Park
- Multi-purpose office/flex facility adaptable for a variety of uses and easily subdivided
- Flexible suites of 18,694 SF and 8,611 SF, may be subdivided or combined
- Two interior landscaped courtyards
- Easy access to I-84, CT 72, & CT 9



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