

Sale Price
Negotiable

Lease Rate
\$10.00 psf nnn

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490 Slater Road New Britain, CT 06053

±74,000 sf warehouse for lease; ±19,000 office

490 Slater Road offers fully air-conditioned warehouse and office space located in New Britain, CT with convenient access to I-84. A total of 74,000 sf is available, 74,000 sf of warehouse space and 19,000 sf of second floor office space. The building is handicap accessible with one elevator.

Key Features

- **Generous Space:** The warehouse boasts 74,000 sf (5,000 office) of versatile space, providing ample room for storage, manufacturing, or distribution needs. Additionally, the office area offers 19,000 sf of well-appointed space for administrative needs.
- **Optimized Layout:** Designed with efficiency in mind, the column spacing of 33'6" x 63'11" ensures seamless maneuverability within the warehouse, allowing for smooth workflow and logistics management.
- **Convenient Access:** The property features 6-8 loading docks and 1 drive-in door.
- **Ceiling Height:** Generous ceiling heights ranging from 22'3" to 24', accommodating vertical storage solutions and equipment of varying sizes.
- **Modern Upgrades:** Recent renovations include replacements of the roof and HVAC systems within the past 7 years. Both warehouse and office spaces are equipped with heating and air conditioning.
- **Security:** The property features heavy security measures, including a substantial 7-figure investment in comprehensive security infrastructure such as full perimeter fencing and advanced surveillance systems, safeguarding your assets and personnel.
- **Location:** Centrally located in CT, the property offers strategic proximity to major transportation arteries.

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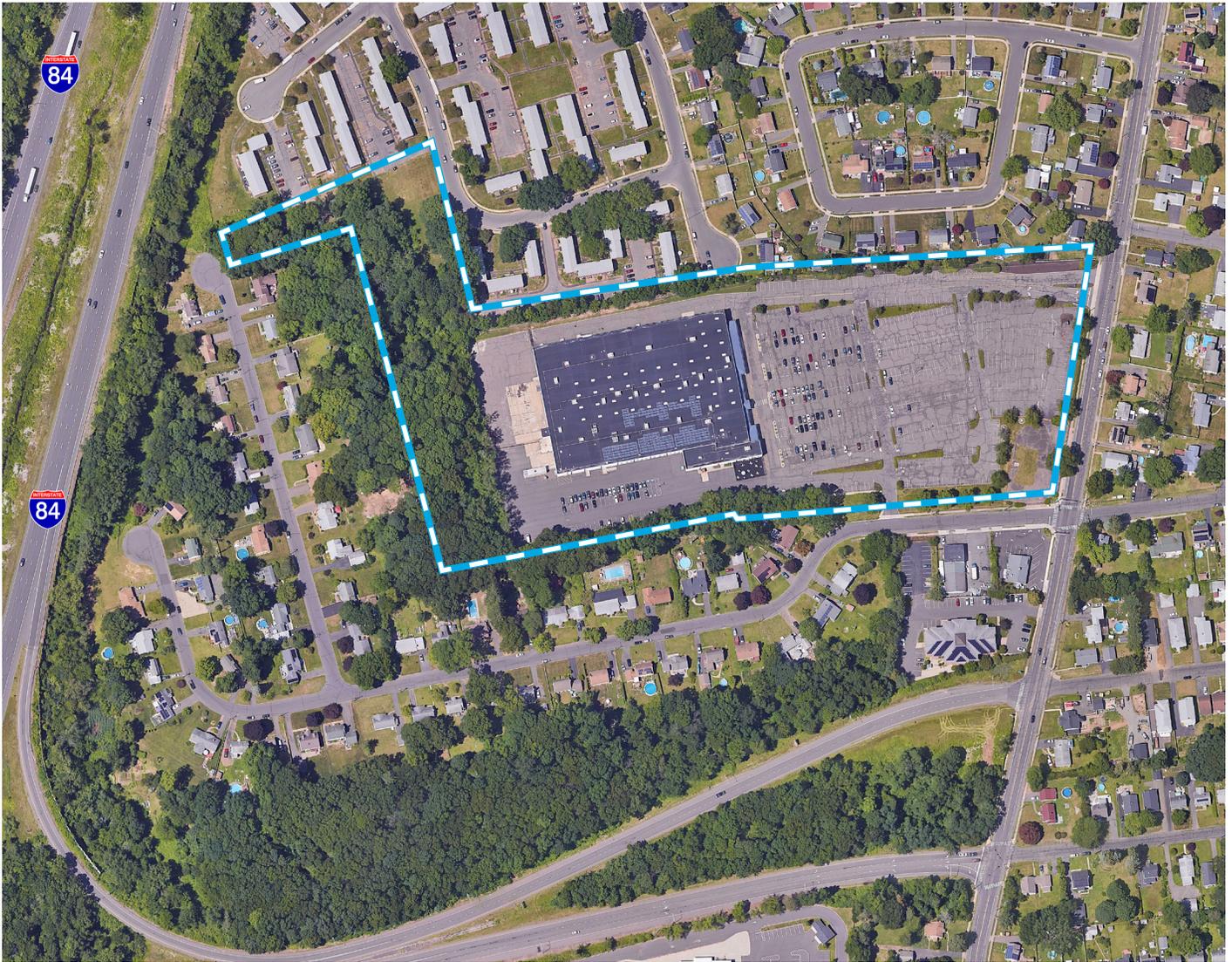
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Aerial



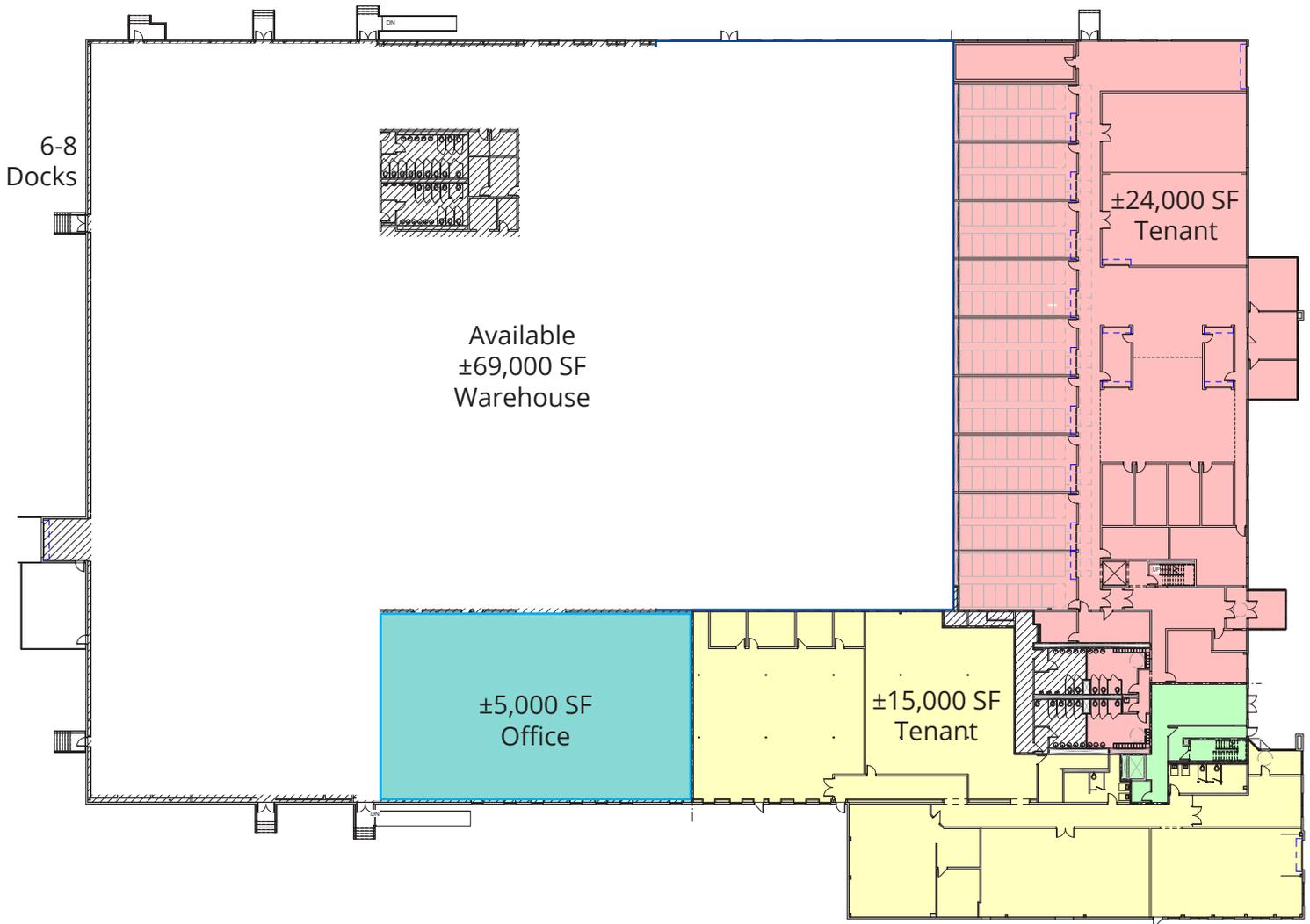
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First Floor Proposed Floor Plan



ATD OVERALL - FIRST FLOOR PLAN
1/16" = 1'-0"



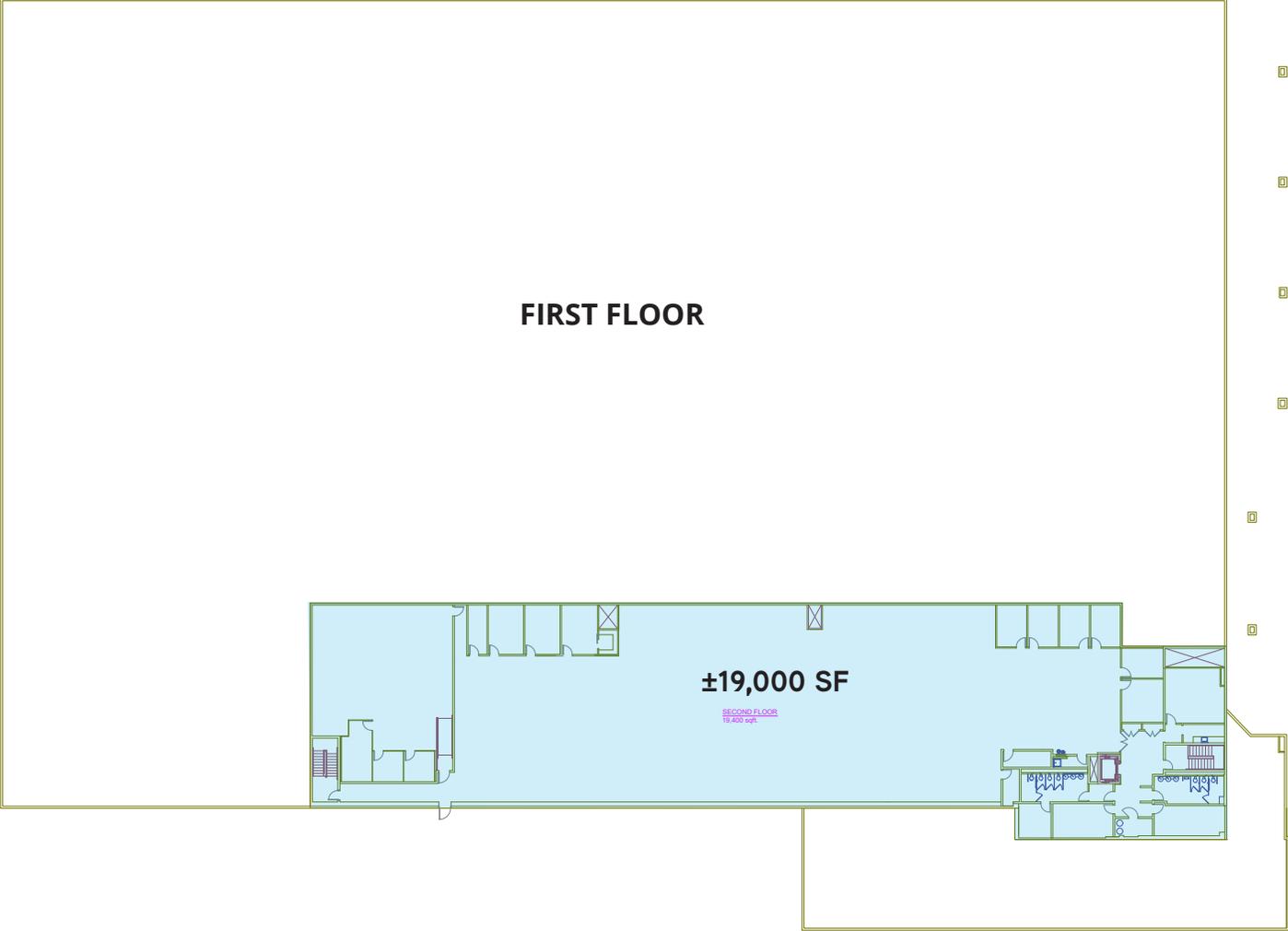
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Second Floor Plan



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