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# FOR LEASE

42 OZICK DRIVE, UNIT 6, DURHAM, CT 06422

3,400± SF INDUSTRIAL FLEX SPACE

**LEASE RATE \$9.00/SF Gross + Utilities**

## HIGHLIGHTS

- 3,400± SF Industrial Flex Space
- 1,700± SF Office – Main Floor
- 1,700± SF Warehouse – Lower Level
- 1 Drive-in Door
- 16' Ceiling Height in Warehouse
- Electric Service: 208 v / 200 amps & 480 v / 400 amps

## CONTACT

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2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📞 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📞 (860) 721-7882

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

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# FOR LEASE

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**42 OZICK DRIVE, DURHAM, CT 06422**

**3,400± SF INDUSTRIAL / FLEX SPACE**

### BUILDING INFORMATION

**GROSS BLDG AREA:** 17,956± SF – 6 Units  
**UNIT 6 AVAILABLE AREA :** 3,400± SF  
**# OF FLOORS:** 2 in building  
**SPACE BREAKDOWN:** 1,700± SF – Office on main floor, 1,700± SF – Warehouse  
**DRIVE-IN DOORS:** 1  
**CLEAR HEIGHT:** 16'  
**CONSTRUCTION:** Wood Frame  
**ROOF TYPE:** Asphalt Shingles  
**YEAR BUILT:** 2003

### MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air  
**TYPE OF HEAT:** Propane, Warm Air  
**ELECTRIC/POWER:** 208v / 200amps & 480v / 400amps

### SITE INFORMATION

**SITE AREA:** 4.6± Acres  
**ZONING:** DD  
**PARKING:** Open  
**SIGNAGE:** On Building, At Street  
**HWY ACCESS:** I-91 Exit 15

### UTILITIES

**SEWER/WATER:** Septic, Well  
**GAS:** Propane

### EXPENSES

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

**DIRECTIONS:** I-91 Exit 15 to Ozick Drive to #42.

**O,R&L Commercial** is pleased to offer 3,400± SF Industrial / Flex space for Lease. The space features 1,700± SF of main floor office space and 1,700± SF of lower level warehouse space with 1 drive-in door and 16' ceiling heights. Minutes to I-91.



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