

FOR SALE | 151,159± SF INDUSTRIAL BUILDING 7 LOADING DOCKS | 2 DRIVE-IN DOORS | 6.30 ACRES IN VID ZONE

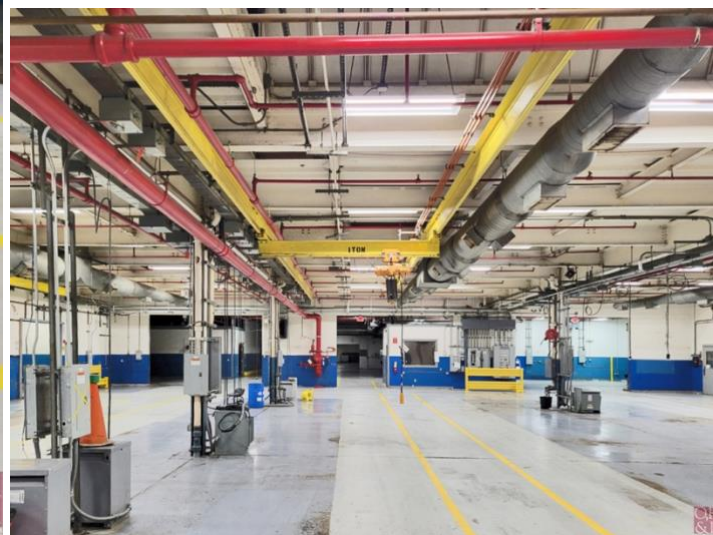
12 Bridge Street, Deep River, CT 06417

SALE PRICE: \$3,450,000



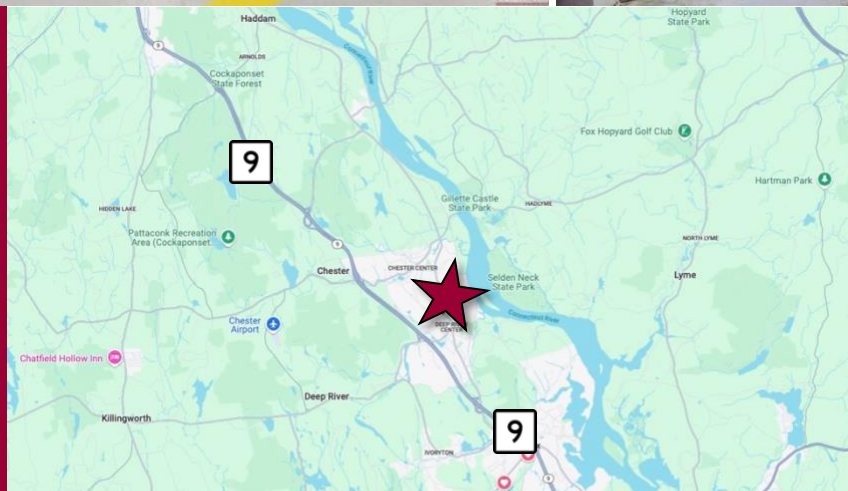
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Property Highlights

- 151,159± SF Available
- Flexible Creative Space Plans:
1,000± SF, 5,000± SF, 10,000± SF, &
17,000± SF
- 7 Loading Docks & 2 Drive-in Doors
- Clear Height: 12' - 13'
- 3600 Amp Electrical Service
- Compressed Air
- Extra Large Common Loading Dock
- Air Conditioning Throughout
- 6.30 Acres in VID Zone
- Parking: 177 Spaces
- Walk to Downtown
- 1 Mile to Route 9

For more information contact:

Mark Berkowitz | 860.761.6009 | mberkowitz@orlcommercial.com or Frank Hird, SIOR | 203.643.1033 | fhird@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

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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BUILDING INFORMATION

GROSS BLD. AREA	151,159± SF
AVAILABLE AREA	151,159± SF
MAX CONTIGUOUS AREA	151,159± SF
WILL SUBDIVIDE TO	1,000± SF, 5,000± SF, 10,000± SF, & 17,000± SF
SPACE BREAKDOWN	1 ST FL: 92,689± SF Industrial Space 4-Story Office Tower: 13,654±SF / Fl With Elevator
CLEAR HEIGHT	12' - 13'
LOADING DOCKS	7 (3 upper level / 4 lower level) All include levelers
DRIVE-IN DOORS	2
CONSTRUCTION	Masonry
ROOF TYPE	Reinforced EPDM & Urethane
YEAR BUILT	1914

SITE INFORMATION

SITE AREA	6.30 Acres
ZONING	VID
PARKING	177 Spaces
SIGNAGE	On-Building & Monument
VISIBILITY	Excellent on Bridge St
FRONTAGE	490'
HWY.ACCESS	Route 9, Exit 7

UTILITIES

SEWER	Public
WATER	Public
GAS	Oil & Propane

TAXES

ASSESSMENT	\$3,511,690
MILL RATE	31.38
TAXES	\$110,197

DIRECTIONS

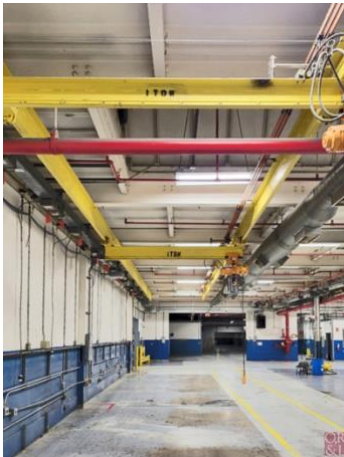
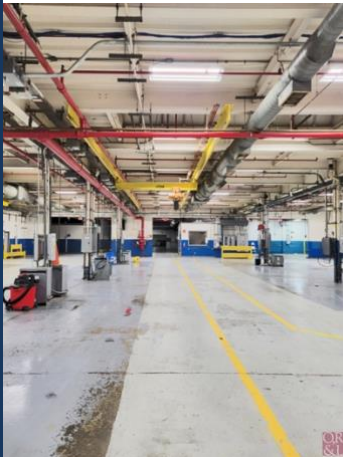
Route 9, Exit 7. Right onto CT-80 W / W Elm St. Right onto W Bridge St. Property is on the left

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Oil/Gas, Forced Air-Duc
SPRINKLERED	100% Wet
ELECTRIC SERVICE	3600 Amp, 208/480 Volt Solar Array on Roof
ELEVATOR(S)	1
GENERATOR	Generac 500 kW

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- Many area amenities
 - Shopping
 - Banking
 - Dining



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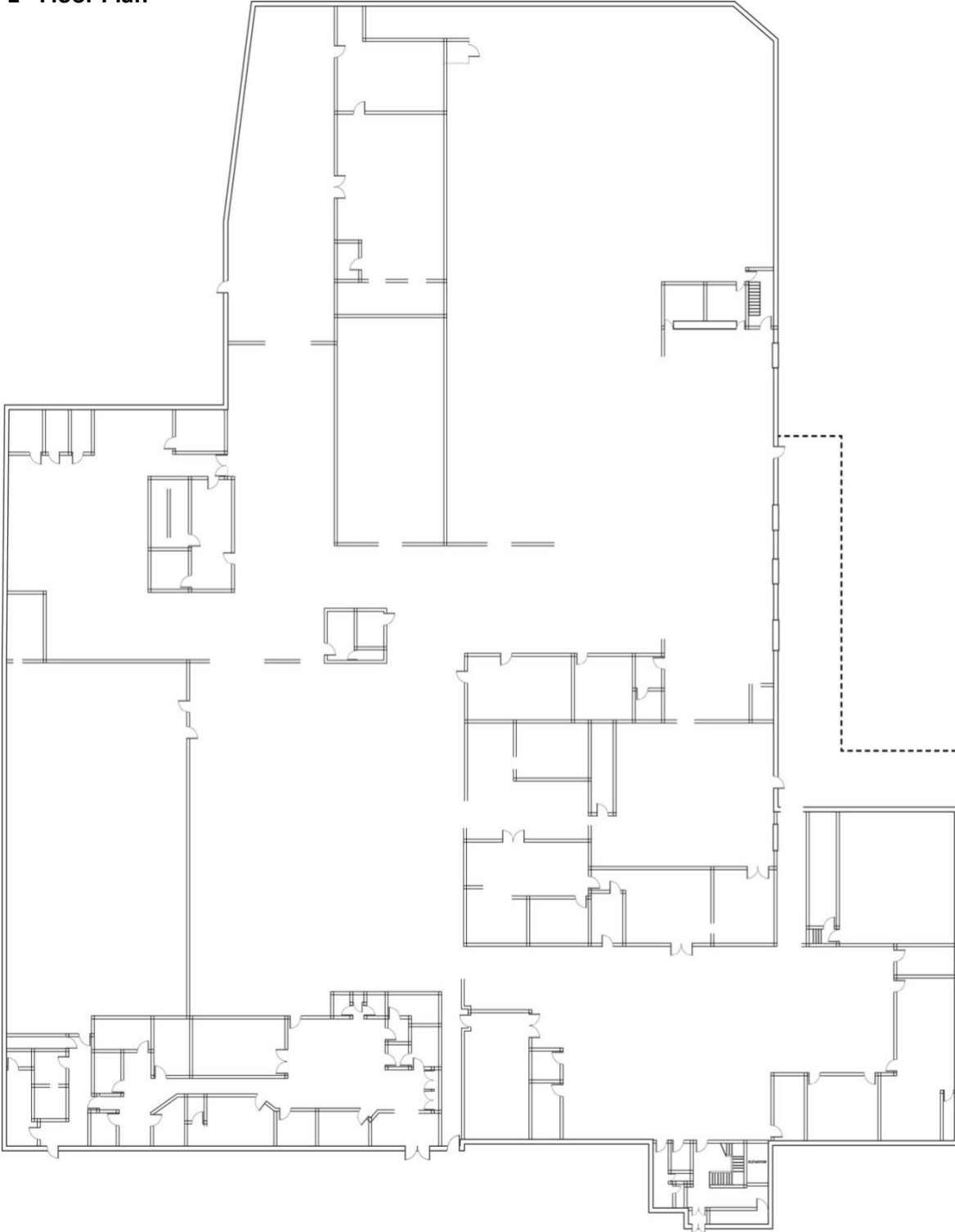
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1st Floor Plan



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