



FOR LEASE

14 Airport Park Road, East Granby, CT 06026

8,050± SF FLEX SPACE AVAILABLE

LEASE RATE: \$7.75/SF NNN

HIGHLIGHTS

- 22,106± SF Building
- 8,050± SF Available
- Minutes from Bradley International Airport
- Nicely Built-Out Office
- Warehouse can be expanded by reducing office footprint
- 1 Drive-in, 1 Loading Dock
- Easy Truck Turnaround Radius
- 4.09± Acres

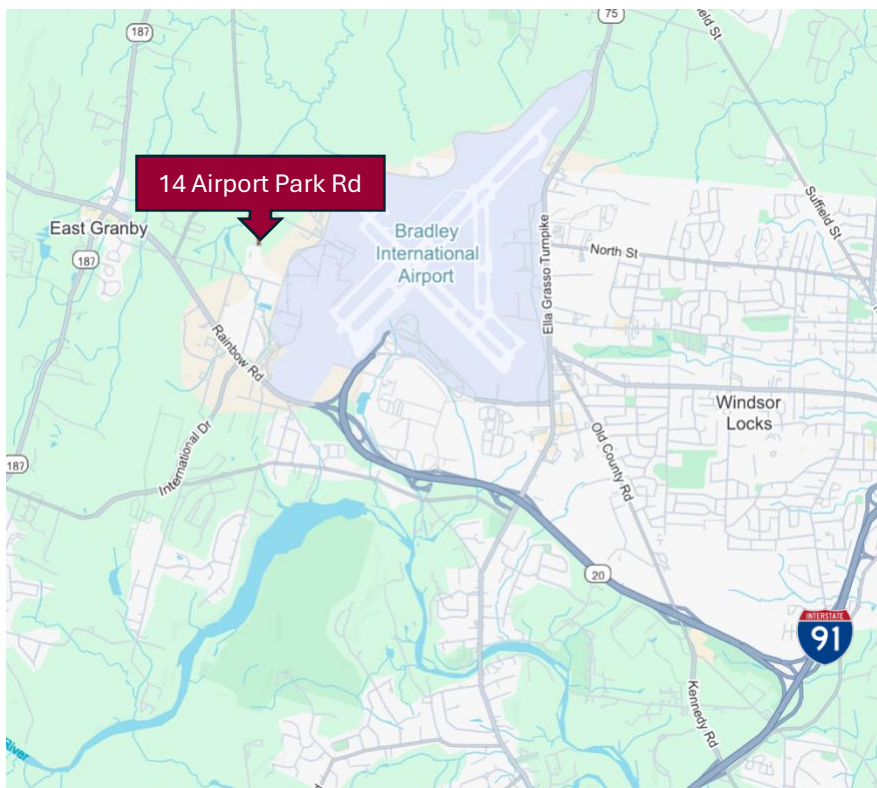
CONTACT

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

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

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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BUILDING INFORMATION

GROSS BLD. AREA: 22,106± SF

AVAILABLE AREA: 8,050± SF

(Warehouse – 2,420± SF)

OF FLOORS: 1

DRIVE-IN DOOR: 1 - 10' x 14'

LOADING DOCK: 1 - 8' x 10' (includes leveler)

CLEAR HEIGHT: 21'

CONSTRUCTION: Brick, Masonry

ROOF TYPE: Gable, Metal

YEAR BUILT: 1987

MECHANICAL EQUIPMENT

AIR CONDITIONING: Partial in Office

HEAT: Gas, Forced Air

SPRINKLERED: Yes

ELECTRIC: 208Y/120VAC, 3 Phase, 200 Amps

SITE INFORMATION

SITE AREA: 4.09± Acre

ZONING: CPA, Industrial C

PARKING: 48 Spaces

SIGNAGE: Monument

VISIBILITY: Excellent

HWY ACCESS: I-91, Exit 40

UTILITIES

SEWER: Public

WATER: Public

GAS: Yes

CABLE: Frontier & Cox

EXPENSES

RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord



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