

FOR SALE & LEASE | 23,970± SF INDUSTRIAL BUILDING

SOLAR FIELD SUPPLIES MAJORITY OF ELECTRICITY



980 South Street, Suffield, CT

SALE PRICE: \$2,350,000

LEASE RATE: \$9.50/SF NNN (tenant will save approximately \$1.00/SF from solar panels)

Ranked in Top 50
Commercial Firms in U.S.



STAY UP TO DATE ON OUR LISTINGS!

Scan the QR Code below
with the camera on your
smart phone to sign-up for
email notifications.



Property Highlights

- 23,970± SF Building
 - Warehouse: 14,680± SF
 - Office: 9,290± SF
- 2 Docks (1 with Leveler)
- 1 Drive-in (12' W x 14' H)
- 4.32 Acres in PDIP Zone
- Parking: 50 Spaces
- Building can be purchased or leased with option to buy
- Within 1 mile of Bradley International Airport

For more information contact: Jay Morris | 860.721.0033 | jmorris@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

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

FOR SALE & LEASE | 23,970± SF INDUSTRIAL BUILDING

SOLAR FIELD SUPPLIES MAJORITY OF ELECTRICITY



980 South Street, Suffield, CT

Ranked in Top 50

SALE PRICE: \$2,350,000 | LEASE RATE: \$9.50/SF NNN (tenant will save ±\$1.00/SF from solar panels)

Commercial Firms in U.S.

BUILDING INFORMATION

GROSS BLD. AREA	23,970± SF
AVAILABLE AREA	23,970± SF
WAREHOUSE AREA	14,680± SF
OFFICE AREA	1 st FL: 9,290± SF 2 nd FL: 3,580± SF
NUMBER OF FLOORS	1 in Warehouse, 2 in office
CLEAR HEIGHT	22' (sides) - 24' 6" (center)
LOADING DOCKS	2 (1 with leveler)
DRIVE-IN DOORS	1 (12' W x 14' H)
CONSTRUCTION	Steel
ROOF TYPE	Flat
YEAR BUILT	2010

SITE INFORMATION

SITE AREA	4.32 Acres
ZONING	PDIP
PARKING	50 Spaces
SIGNAGE	On-Building
VISIBILITY	Excellent
FRONTAGE	±343'
HWY.ACCESS	I-91

UTILITIES

SEWER	Public
WATER	Public
GAS	Yes

TAXES

ASSESSMENT	\$1,734,950
MILL RATE	28.61
TAXES	\$42,409

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central (Entire Building)
TYPE OF HEAT	Forced Hot Air
SPRINKLERED	Yes
ELECTRIC SERVICE	800 A, 120 V, 3-phase with solar array installed 4 years ago*
ELEVATOR(S)	No

COMMENTS *Solar Field supplements 70%-80% of electricity costs. The solar panels were installed in 2020 and all equipment is owned, not leased.

Property Highlights

- 23,970± SF Building
 - Warehouse: 14,680± SF
 - Office: 9,290± SF
 - 1st FL: 5,710± SF
 - 2nd FL: 3,580± SF
- 2 Docks (1 with Leveler)
- 1 Drive-in (12' W x 14' H)
- 4.32 Acres in PDIP Zone
- Parking: 50 Spaces
- Building can be purchased or leased with option to buy
- Within 1 mile of Bradley International Airport



Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



For more information contact: Jay Morris | 860.721.0033 | jmorris@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

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



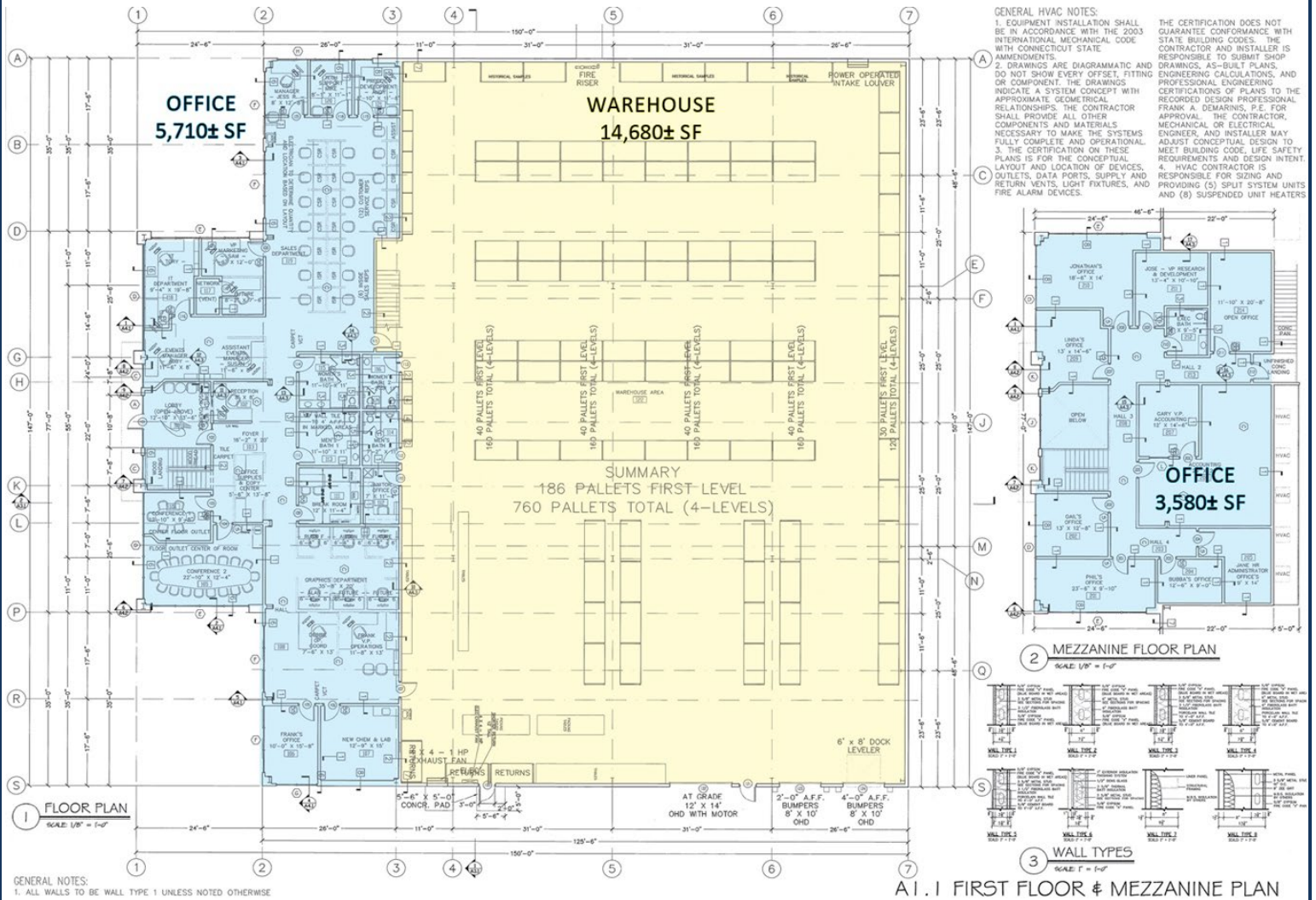
FOR SALE & LEASE | 23,970± SF INDUSTRIAL BUILDING SOLAR FIELD SUPPLIES MAJORITY OF ELECTRICITY

Ranked in Top 50

Commercial Firms in U.S.

SALE PRICE: \$2,350,000 | LEASE RATE: \$9.50/SF NNN (tenant will save ±\$1.00/SF from solar panels)

980 South Street, Suffield, CT



For more information contact: Jay Morris | 860.721.0033 | jmorris@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

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

FOR SALE & LEASE | 23,970± SF INDUSTRIAL BUILDING

SOLAR FIELD SUPPLIES MAJORITY OF ELECTRICITY

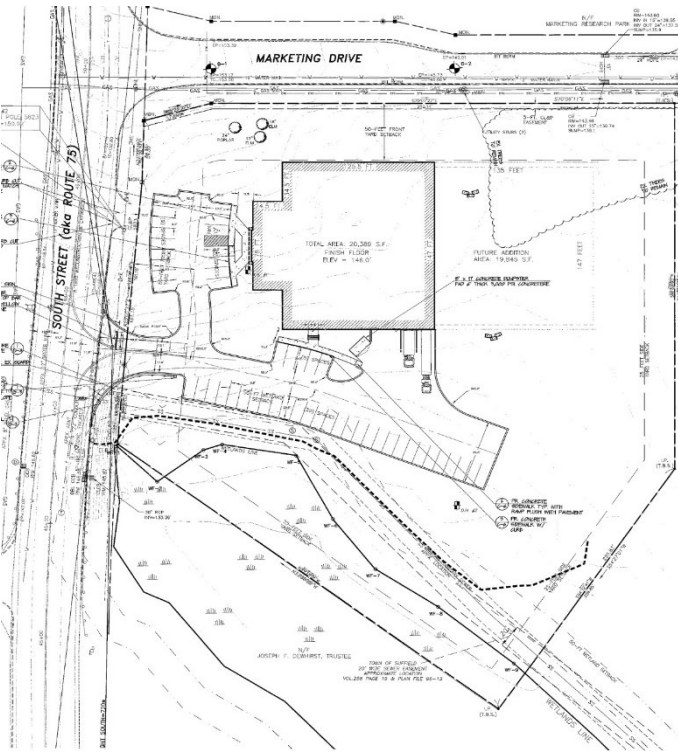
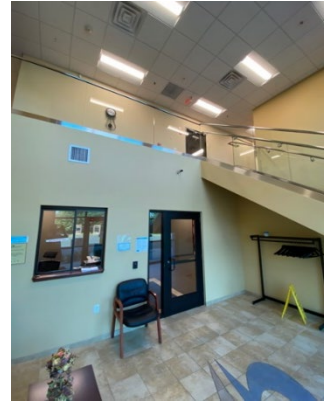


980 South Street, Suffield, CT

SALE PRICE: \$2,350,000 | LEASE RATE: \$9.50/SF NNN (tenant will save ±\$1.00/SF from solar panels)

Ranked in Top 50
Commercial Firms in U.S.

Solar array supplies majority of electricity



For more information contact: Jay Morris | 860.721.0033 | jmorris@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

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.