

FOR SALE OR LEASE

885 Wells Road Wethersfield, CT 06109

±48,000 sf industrial building with
±5,000 sf office space on 4.83 acres

Features

- ±5000 sf two-story, air-conditioned office
- Will subdivide to ±10,000 sf
- Fully sprinklered; Wet system
- 4 loading docks & 3 drive-in doors
- 12'-40' ceiling height
- BP Zoning
- Parking for ±75 cars
- 20-ton crane and 5-ton crane
- Heavy power

SALE PRICE: \$5,250,000

REDUCED LEASE RATE: \$6.95 PSF NNN

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Contact:

Nicholas Morizio, CRE, SIOR

860 616 4022

nicholas.morizio@ct.colliers.com

David Richard

860 616 4026

david.richard@ct.colliers.com

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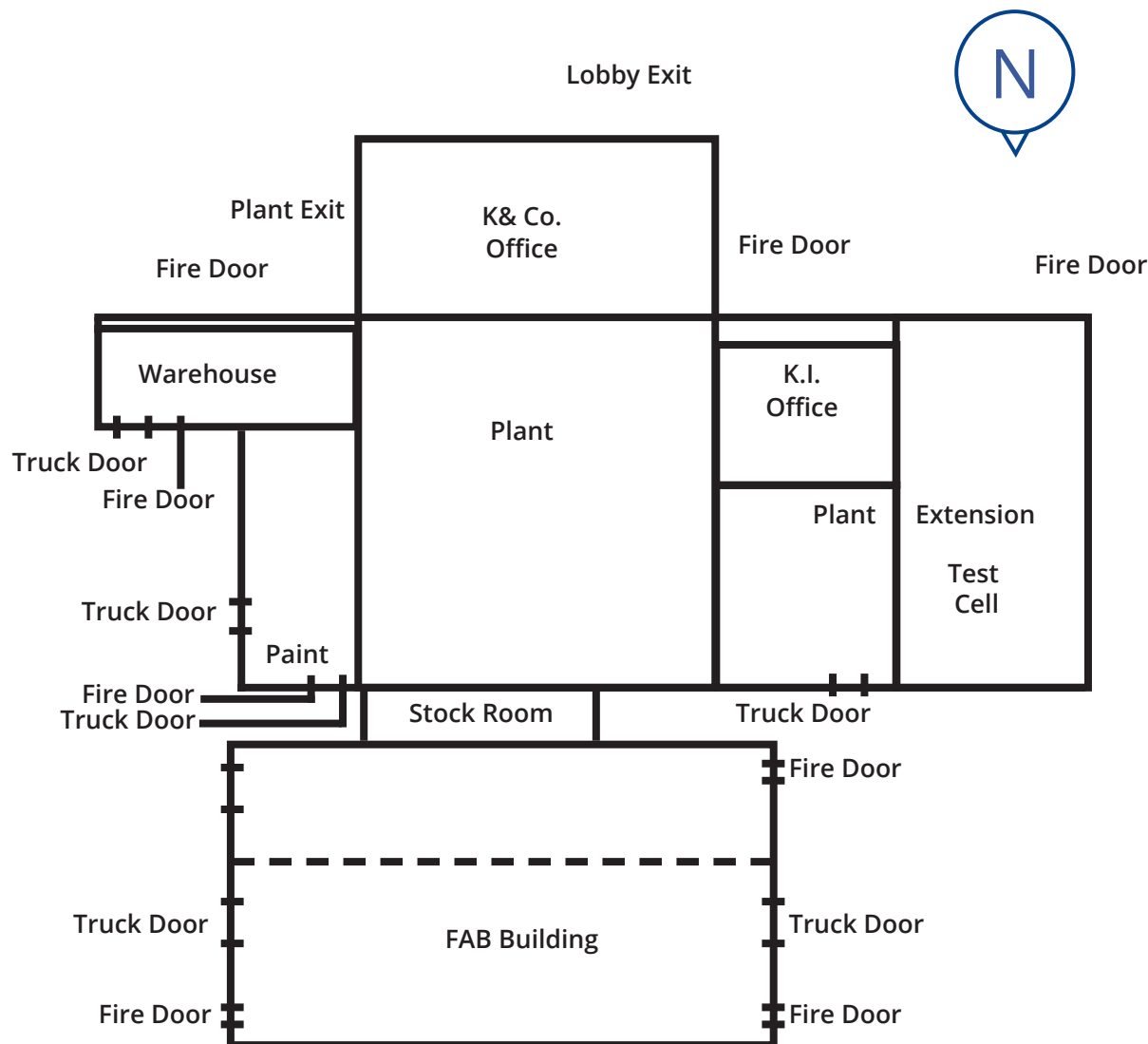
864 Wethersfield Avenue

Hartford, CT 06114

860 249 6521

colliers.com/hartford

Office Floor Plan



Not to scale



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