

FOR SALE & LEASE | 33,276± SF FLEX BUILDING

2.13 ACRES IN I1 ZONE

389 John Downey Drive, New Britain, CT 06051

SALE PRICE: \$2,500,000 | LEASE RATE: \$7.50/SF NNN

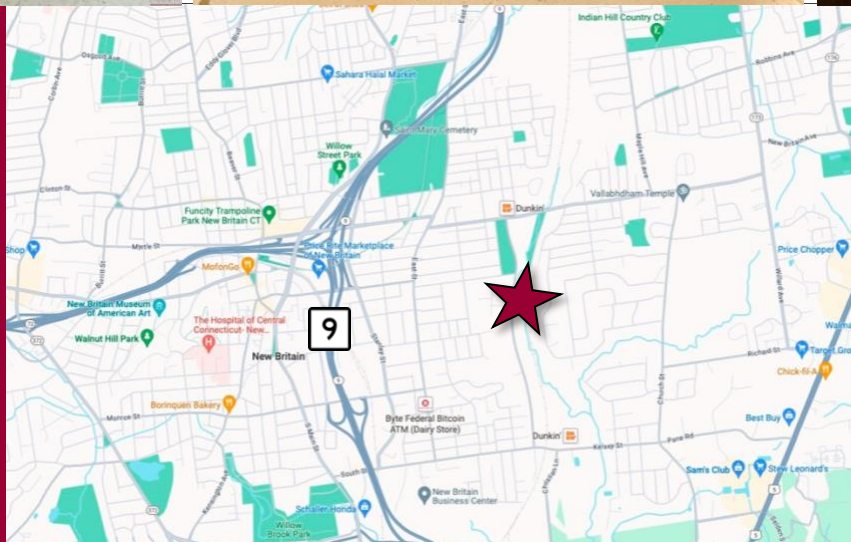


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 33,276± SF Building
- 2 Stories
- 2.13 Acres
- Parking: Ample
- Signage:
 - Monument
 - On-Building
- Zoning: I1
- Traffic: 5,800 ADT
- Route 9, Exit 34
- Many area amenities

For more information contact: Thomas Wilks | [860.761.6018](tel:860.761.6018) | twilks@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

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 33,276± SF
AVAILABLE AREA 33,276± SF
MAX CONTIGUOUS AREA 33,276± SF
WILL SUBDIVIDE TO TBD
NUMBER OF FLOORS 2 (2nd fl: 6,480± SF)
CLEAR HEIGHT 14'
CONSTRUCTION Brick / Masonry
ROOF TYPE Flat, Rubber Membrane
YEAR BUILT 1972

SITE INFORMATION

SITE AREA 2.13 Acres
ZONING I1
PARKING Ample
SIGNAGE Monument / On-Building
VISIBILITY Good
HWY.ACCESS Route 9, Exit 34
TRAFFIC COUNT 5,800 ADT

UTILITIES

SEWER Public
WATER Public
GAS Yes

EXPENSES

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

TAXES

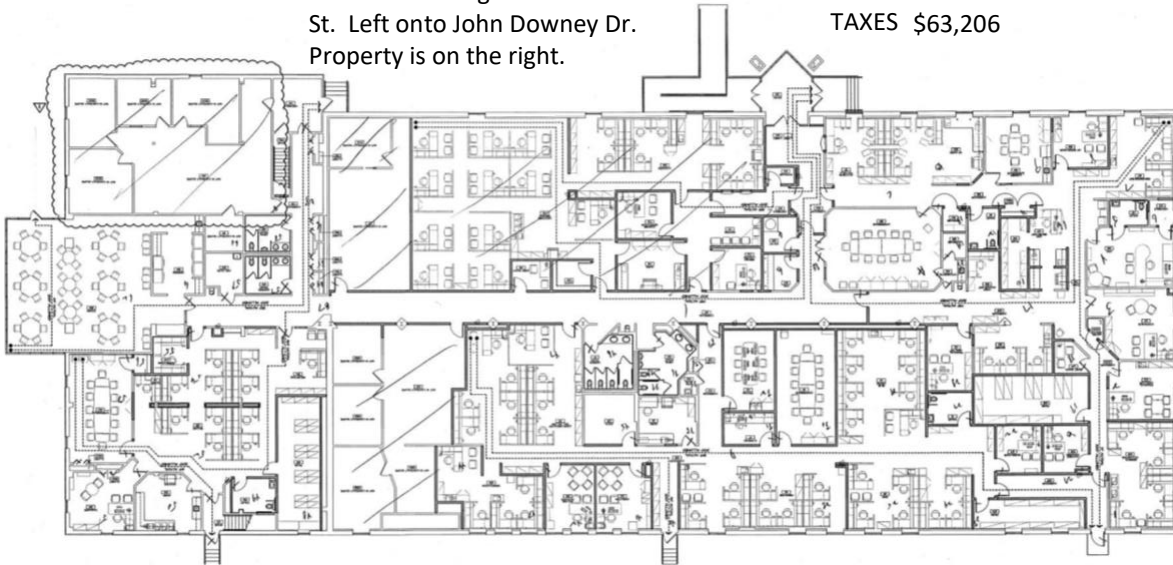
ASSESSMENT \$1,432,690
MILL RATE 44.12
TAXES \$63,206

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Fired Hot Air
SPRINKLERED No
ELECTRIC SERVICE 600 amp, 480 volt
ELEVATOR(S) TBD

COMMENTS 1st fl: 26,792± SF
2nd fl: 6,480± SF

DIRECTIONS Route 9, Exit 34. Right onto CT-71 (S Main St). Right onto Veterans Dr. Right onto South St. Left onto John Downey Dr. Property is on the right.



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 - Monument
 - On-Building
- Zoning: I1
- Traffic: 5,800 ADT
- Route 9, Exit 34
- Many area amenities
 - Shopping
 - Banking
 - Dining



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