



Ranked in Top 50
Commercial Firms in U.S.

FOR SALE / LEASE

2055 South Main Street, Middletown, CT 06457

36,885± SF INDUSTRIAL / MANUFACTURING / WAREHOUSE FACILITY

SALE PRICE: \$3,875,000 | LEASE RATE: \$8.50/SF NNN

HIGHLIGHTS

- 36,885± SF Industrial / Manufacturing Warehouse Facility on 5.41± Acres
- 2 Loading Docks – 1 with Leveler / 2 Drive-in Overhead Doors
- 22' Ceilings in Warehouse Area
- 100% Wet Sprinklered
- Convenient Access to I-91 or Route 9
- Central CT Location with Close Proximity to New Haven or Hartford

CONTACT

Frank Hird,  **SIR**

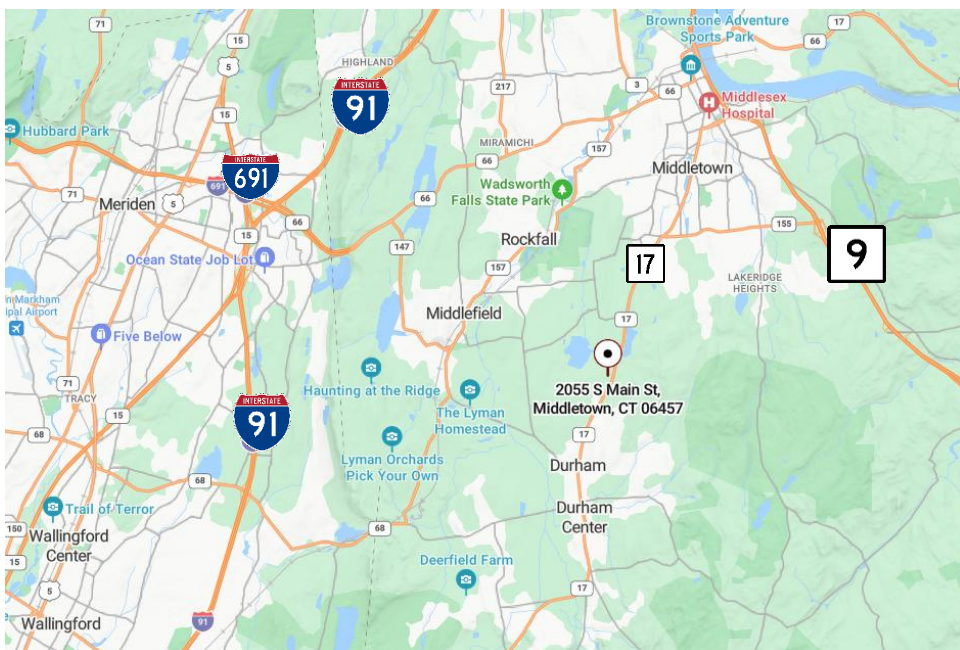
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WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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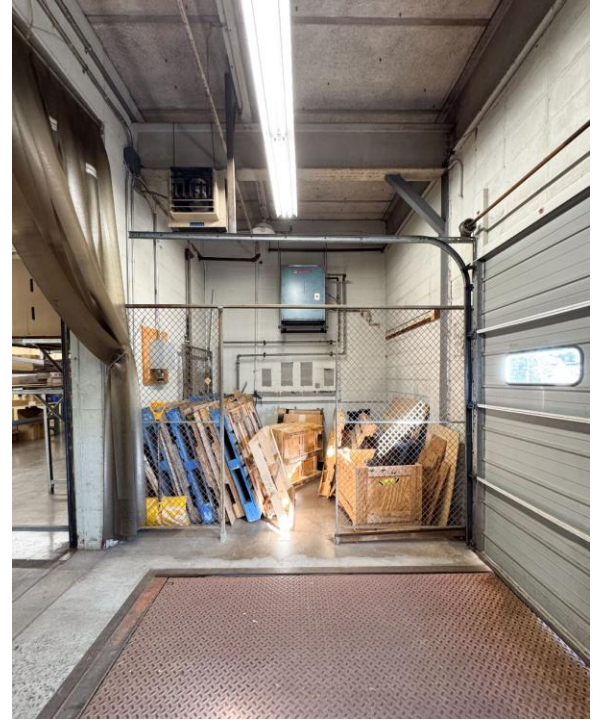
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BUILDING INFORMATION

GROSS BLDG AREA: 36,885± SF

AVAILABLE AREA: 36,885± SF

WILL SUBDIVIDE TO: TBD

OF FLOORS: 1

OFFICE AREA: 3,800± SF

LOADING DOCKS: 2, 1 with Leveler

DRIVE-IN DOORS: 2

CLEAR HEIGHT: 22' in Warehouse, 12' in Production Area

CONSTRUCTION: Masonry

ROOF TYPE: Tar & Gravel

YEAR BUILT: 1968

MECHANICAL EQUIPMENT

AIR CONDITIONING: Partial, not in WH

TYPE OF HEAT: Gas, Forced Air

SPRINKLERED: Yes, 100% Wet

ELECTRIC/POWER: 1200amp, 480v

SITE INFORMATION

SITE AREA/ZONING: 5.41± Acres / Zoning: I-4

PARKING: Open, 60 Spaces

SIGNAGE: Monument

VISIBILITY/FRONTAGE: Excellent / 514 Feet

HWY ACCESS: I-91

UTILITIES

SEWER/WATER: Septic / Public Connected

GAS: Yes

TAXES - 2025

ASSESSMENT: \$1,045,570

MILL RATE/TAXES: 31.7 & 7.2 / \$40,672.68

EXPENSES

RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord

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