

FOR LEASE | 23,586± SF INDUSTRIAL FLEX SPACE

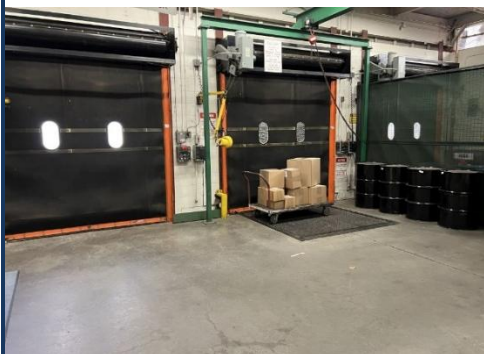
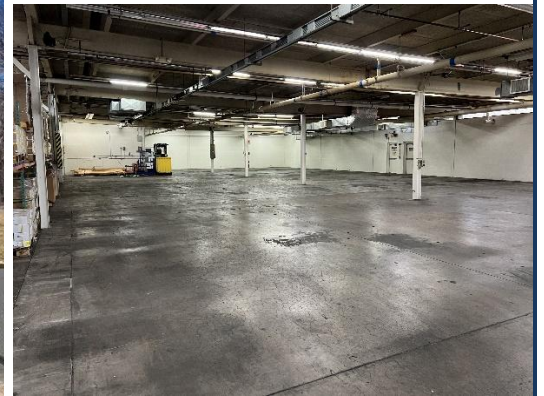
2 LOADING DOCKS | EXPANSION POTENTIAL

150-154 Knotter Drive, Cheshire, CT 06410

LEASE RATE: \$6.75/SF NNN

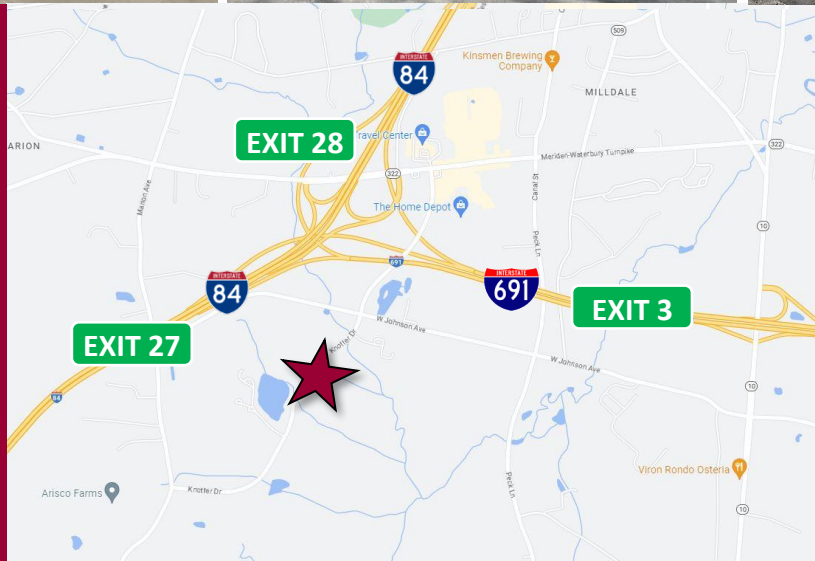


Ranked in Top 50
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Property Highlights

- 135,470± SF Industrial Flex Building with Expansion Potential
 - 23,586± SF available for Lease
 - Central Air
- 14' Ceiling Heights
- 2 Loading Docks
- Heavy Power
- Ample Parking
- Close to highways, I-84 and I-691

For more information contact:

Frank Hird, SIOR | 203-643-1033 | fhird@orlcommercial.com or Sam Crampton | 203-343-8426 | scrampton@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

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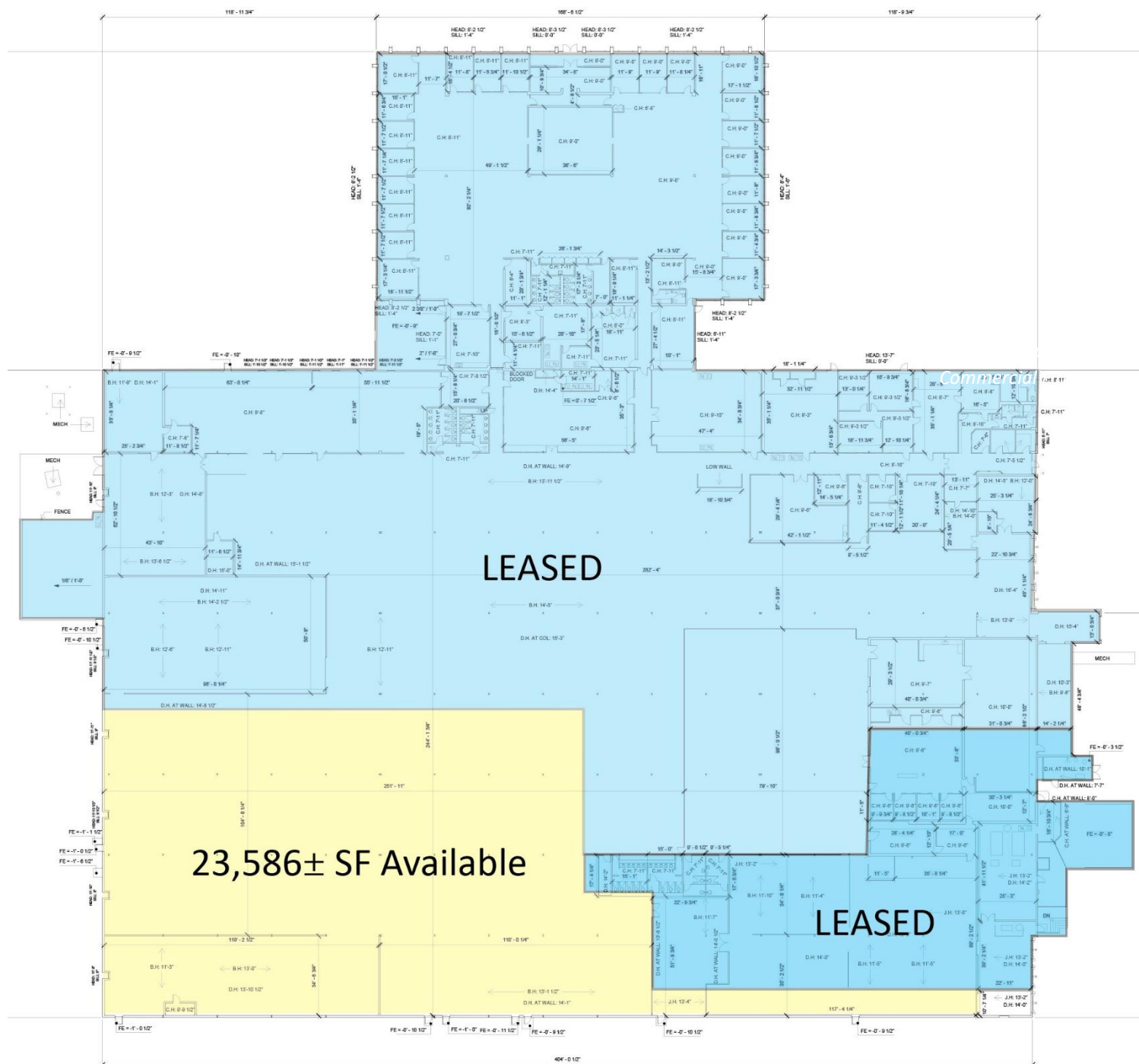
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BUILDING INFORMATION

GROSS BLDG AREA	135,470± SF
AVAILABLE AREA	23,586± SF
MAX CONTIGUOUS AREA	23,586± SF
NUMBER OF FLOORS	1
CLEAR HEIGHT	14' Ceiling heights
LOADING DOCKS	2 Loading Docks
CONSTRUCTION	Masonry
ROOF TYPE	Composite
YEAR BUILT	1972

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, FHA
SPRINKLERED	Fully sprinklered, wet system
ELECTRIC SERVICE	1200amp 480v 3ph 4w Heavy

UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Yes

SITE INFORMATION

SITE AREA	34.0 Acres
ZONING	I-2
PARKING	Ample
SIGNAGE	Building, Monument
VISIBILITY	Excellent
HWY ACCESS	I-691 or I-84

EXPENSES

RE TAXES	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
INSURANCE	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
MAINTENANCE	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord

TAXES

ASSESSMENT	\$4,040,750
MILL RATE	27.46
TAXES	\$110,959.00 Nets: \$2.62/psf

COMMENTS 135,470± SF Industrial Flex building with 23,586± SF available for Lease. The space offers 2 loading docks, heavy power and 14' ceiling heights. Office space is available. The property is in close proximity to both I-84 and I-691.

DIRECTIONS I-691 to Exit 3 to CT-10 to West Johnson Ave to Knotter Drive

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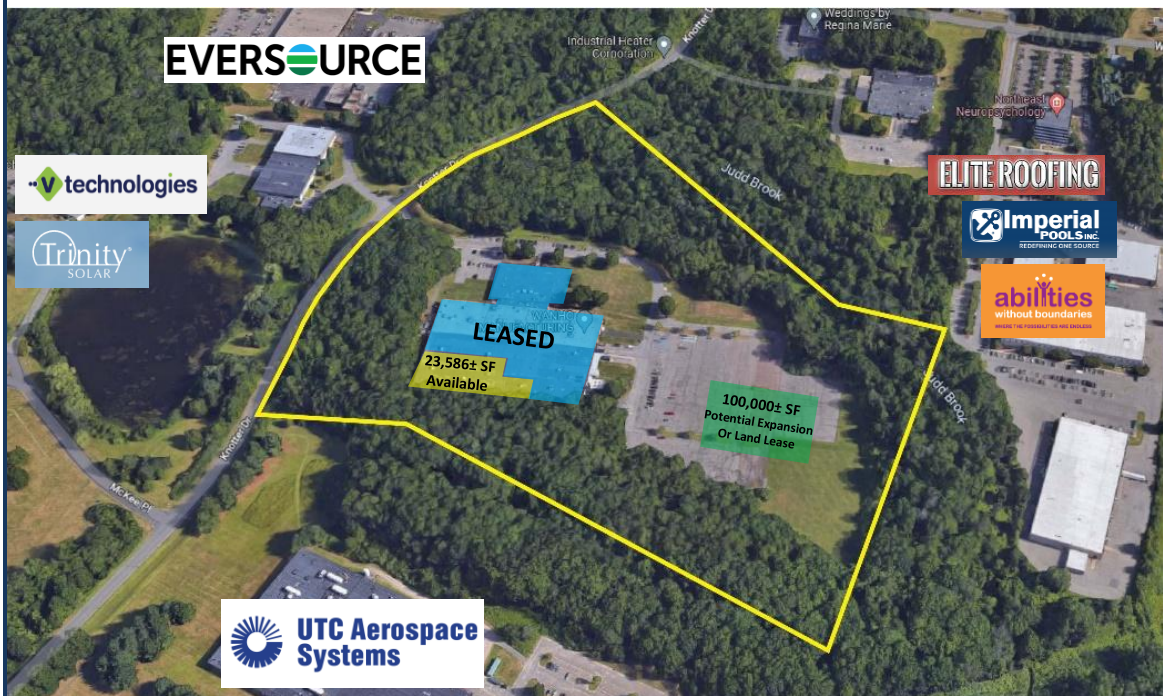
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