



*Ranked in Top 50
Commercial Firms in U.S.*

FOR LEASE

1220 Kennedy Rd, Windsor, CT 06095

22,000± SF AVAILABLE

\$5.95/SF NNN

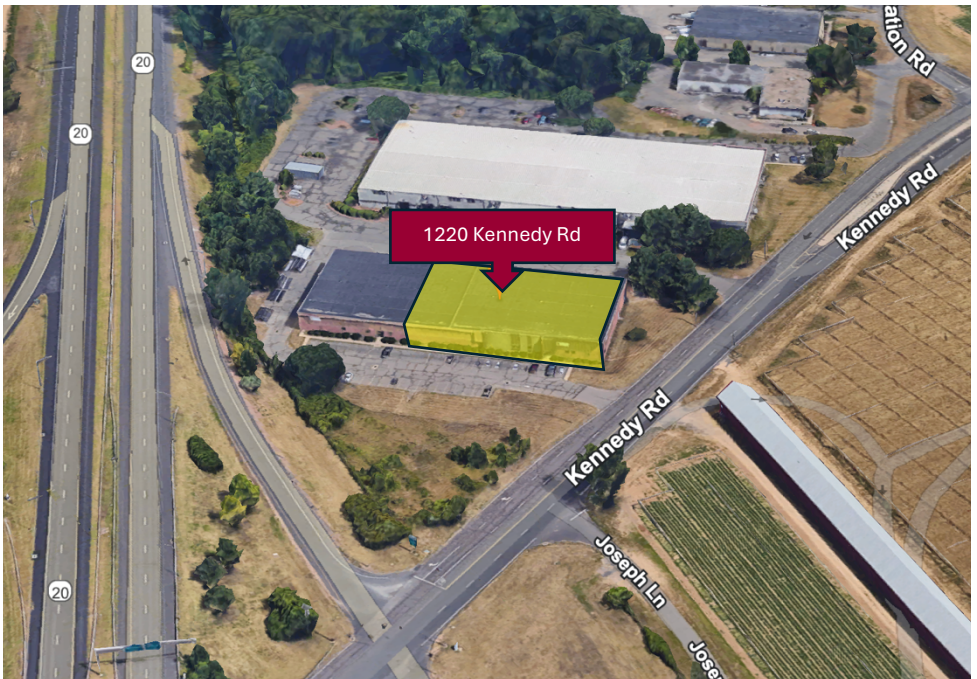
HIGHLIGHTS

- 22,000± SF available
- 18' clear height
- 2 docks
- 1 drive-in door
- 63 parking spaces
- Zoning: Industrial
- Excellent visibility and access from Rt. 20
- 5 Minutes from Bradley International Airport

CONTACT

Bob Gaucher
(860) 761-6007

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WWW.ORLCOMMERCIAL.COM



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

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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.



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\$5.95/SF NNN

1220 Kennedy Rd, Windsor, CT 06095

22,000± SF

BUILDING INFORMATION

GROSS BLD. AREA: 36,000± SF

AVAILABLE AREA: 22,000± SF

NUMBER OF FLOORS: 2

LOADING DOCKS: 2

DRIVE-IN DOORS: 1 (12' x 12')

CLEAR HEIGHT: 18'

ROOF TYPE: Tar and Gravel

YEAR BUILT: 1980

MECHANICAL EQUIPMENT

AIR CONDITIONING: Roof Mounted Available

HEAT: Gas Fired Hung Heaters

SPRINKLERED: 100% Wet System

ELECTRIC: 1000 AMPS

LIGHTING: Fluorescent

SITE INFORMATION

SITE AREA: 3.33± Acres

ZONING: Industrial

PARKING: 63 spaces

SIGNAGE: On Building

VISIBILITY: Excellent from Rt. 20

HWY ACCESS: Immediately off Rt. 20, Exit 1

Bradley International Airport 5 minutes away

UTILITIES

SEWER: Public

WATER: Public

GAS: Yes

TAXES

ASSESSMENT: \$912,940

MILL RATE: 30.32

TAXES: \$18,250/year

EXPENSES

RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord

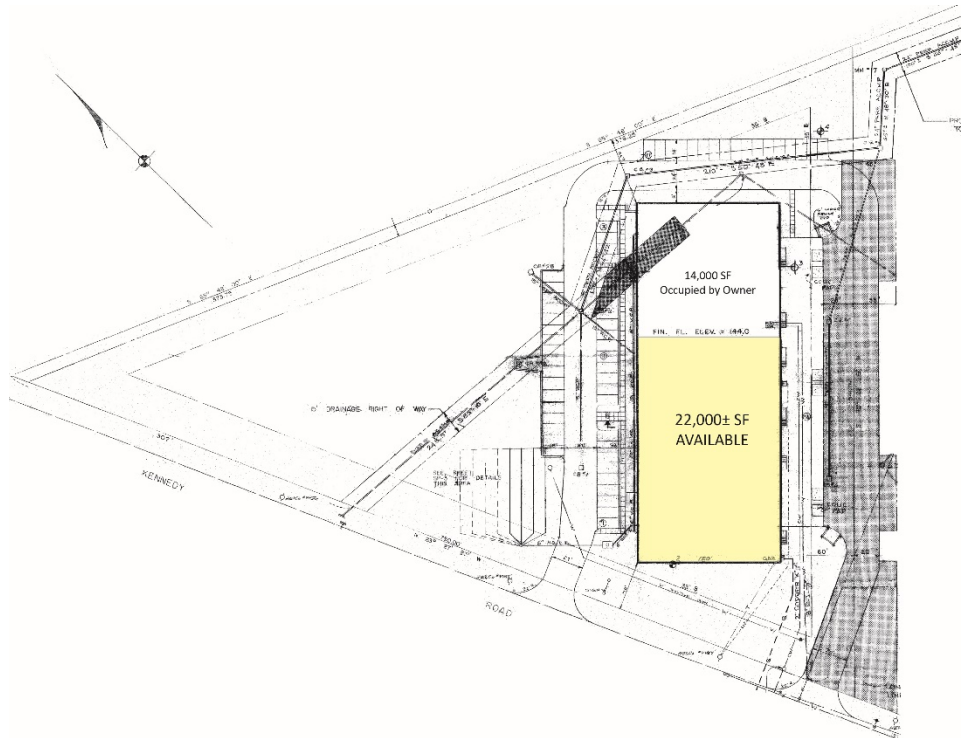
NNN Expenses: \$37,850 incl taxes

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