

ORANGE, CONNECTICUT

70-76 ROBINSON BOULEVARD



**32,635 SF SUBLEASE
AVAILABLE**

**HIGH BAY
INDUSTRIAL SPACE**

**1 MILE TO I-95
VIA EXIT 41**

NEWMARK

SPECIFICATIONS



PRICING: Subject to Proposal

TERM: Through December 2027

POSSESSION: Immediate

STRUCTURAL

AVAILABLE SIZE	32,635 SF
BUILDING SIZE	50,635 SF
OFFICE	6,072 SF
YEAR BUILT	2001
LOT SIZE	5.22 Acres

DIMENSIONAL

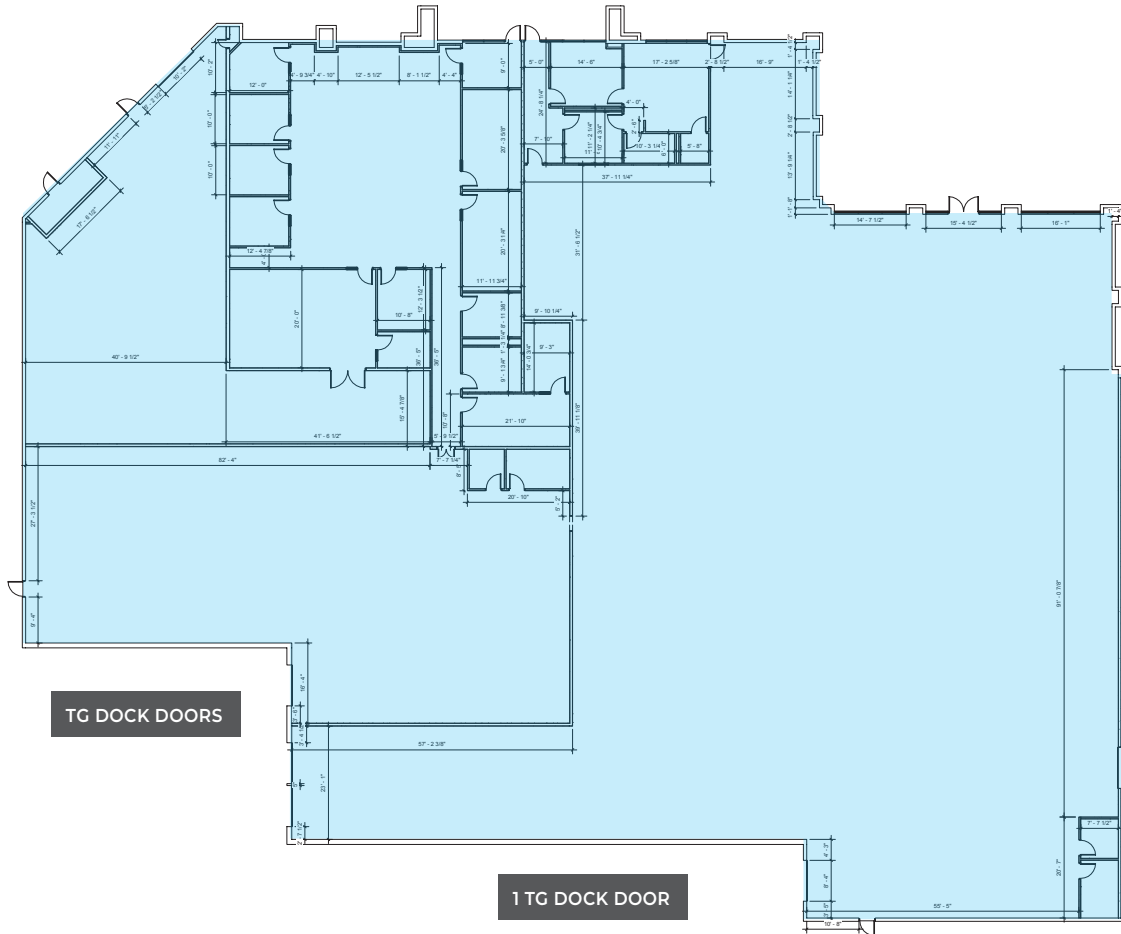
CEILINGS	Metal - Steel Truss
CEILING HEIGHTS	22' (min) - 22' (Max)
COLUMN SPACING	40' x 55'
COLUMNS	Steel H
ROOF	Steel Deck/Rubber Membrane
FLOORS	6" Reinforced Concrete
WALLS	Decorative block to 10'; Insulated metal panels to roof line.
LOADING	3 (9' x 10') TG dock doors

UTILITIES

GAS	Southern CT Natural Gas
POWER	United Illuminated - (1) 750 KVA pad mounted primary transformer feeding a main secondary switchgear rated at 2,500 Amps, 480 Volts, 3 Phase, 4 Wire.
HEAT	Gas - HVAC roof top units
A/C	Office only
LIGHTING	Combination of T-5 and Metal Halide units
WATER	City
SEWER	City
SPRINKLERS	100% Coverage
PARKING	89 Car spaces

FLOOR PLAN: EXISTING CONDITIONS

ROBINSON BOULEVARD



LEASING CONTACTS:

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70-76 ROBINSON BOULEVARD

Exclusively Offered By

NEWMARK

680 Washington Boulevard
Stamford, CT 06901

for more information:

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