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Commercial Firms in U.S.

# FOR LEASE

103R Old Windsor Rd, Bloomfield, CT

16,488± SF FLEX/INDUSTRIAL BUILDING ON PRIVATE GATED PROPERTY

**LEASE RATE: \$9.75/SF NNN**

## HIGHLIGHTS

- Lease Rate includes Building and Adjacent Parking Lots
  - Front Parking Lot, Back Lot, Area in front of Drive-in Doors
- **3± Acres Fenced Outdoor Storage Space Available at an Additional Rate**
- 16,488± SF Flex Building
  - Office – 3,720± SF
  - Warehouse – 12,768± SF
- Well Landscaped Secured Gated Property
- Underground Utilities
- 2psi Natural Gas Service
- Security & Camera Systems Throughout

## CONTACTS

### Mark Berkowitz

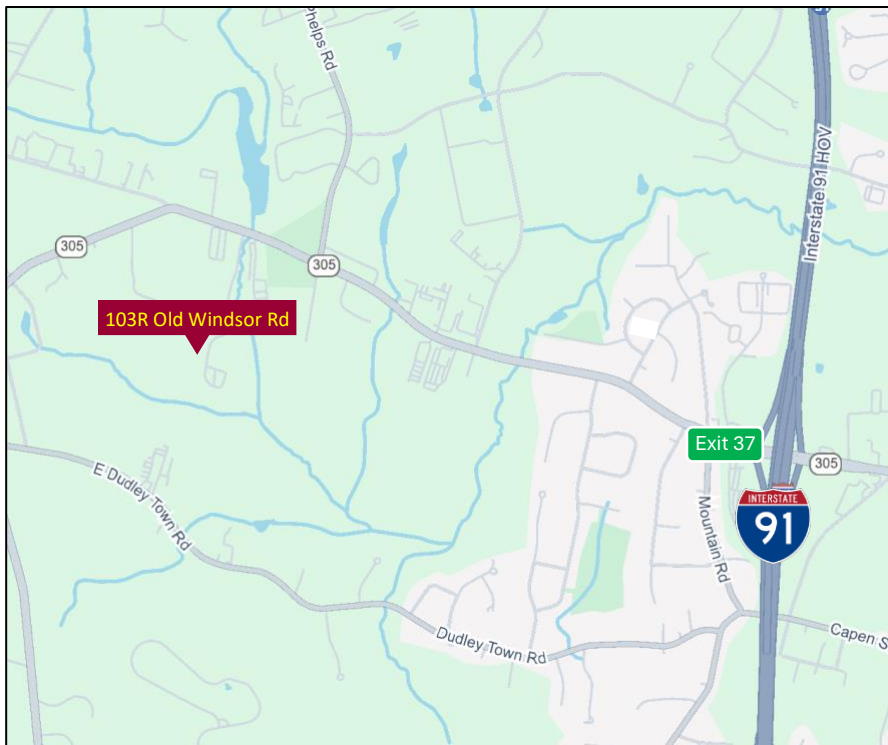
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# FOR LEASE

**LEASE RATE: \$9.75/SF NNN**

**103R Old Windsor Road, Bloomfield, CT  
16,488± SF FLEX BUILDING ON 39.6± ACRES**

## BUILDING INFORMATION

**GROSS BLD. AREA:** 16,488± SF

**AVAILABLE AREA:** 100% Vacant

**# OF FLOORS:** 1

### SPACE BREAKDOWN:

Office – 3,720± SF

Warehouse – 12,768± SF

**DRIVE-INS:** (2) 12' x 14' & (4) 12' x 12'

**CLEAR HEIGHT:** 16'8" – 25'8"

**CONSTRUCTION:** Steel Frame

**ROOF TYPE:** Gable, Metal

**YEAR BUILT:** 2015

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Office Only

**HEAT:** Forced Hot Air

**SPRINKLERED:** 100%

**ELECTRIC/POWER:**

400 Amps, 480Y/277 VAC, 4 Wire

## SITE INFORMATION

**SITE AREA:** 39.60± Acres

**ZONING:** I-2

**PARKING:** 47 Surface Spaces

**SIGNAGE:** Subject to permit

**HWY ACCESS:** I-91 Exit 37

## UTILITIES

**SEWER:** Septic

**WATER:** City

**GAS:** Yes

## EXPENSES

**RE TAXES:** ☒ Tenant ☐ Landlord

**UTILITIES:** ☒ Tenant ☐ Landlord

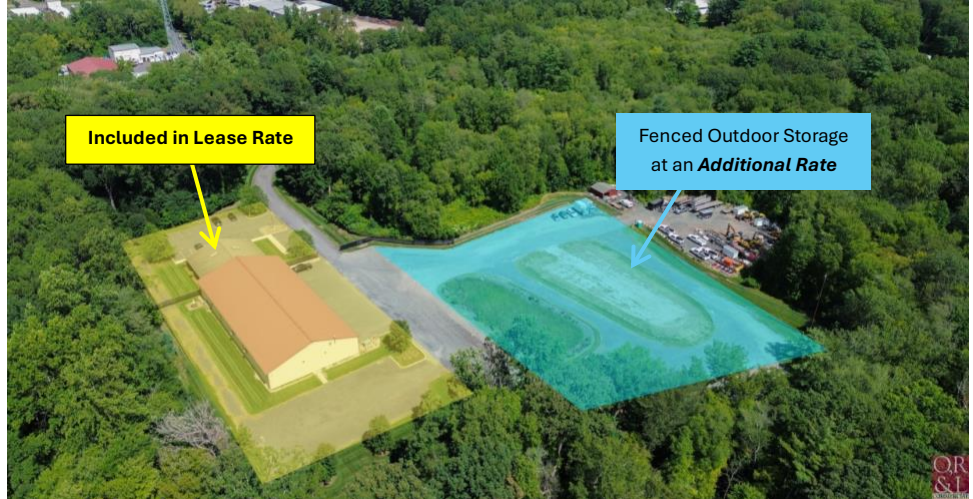
**INSURANCE:** ☒ Tenant ☐ Landlord

**MAINTENANCE:** ☒ Tenant ☐ Landlord

**JANITORIAL:** ☒ Tenant ☐ Landlord

## ADDITIONAL FEATURES

- Rated Mezzanine Storage
- Garage Bays with Floor Drains
- Fixed Hot Water Power Washing Station
- Warehouse Ceiling Fans
- Interior Motion Lighting
- Irrigation System



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