



COMMERCIAL

Ranked in Top 50
Commercial Firms in U.S.

Building 2

Building 1

FOR SALE

28 Britton Drive, Bloomfield, CT 06002

9,875± SF & 20,000± SF Industrial Buildings on 11.18± Acres with OUTSIDE STORAGE AVAILABLE

SALE PRICE: \$3,195,000

HIGHLIGHTS

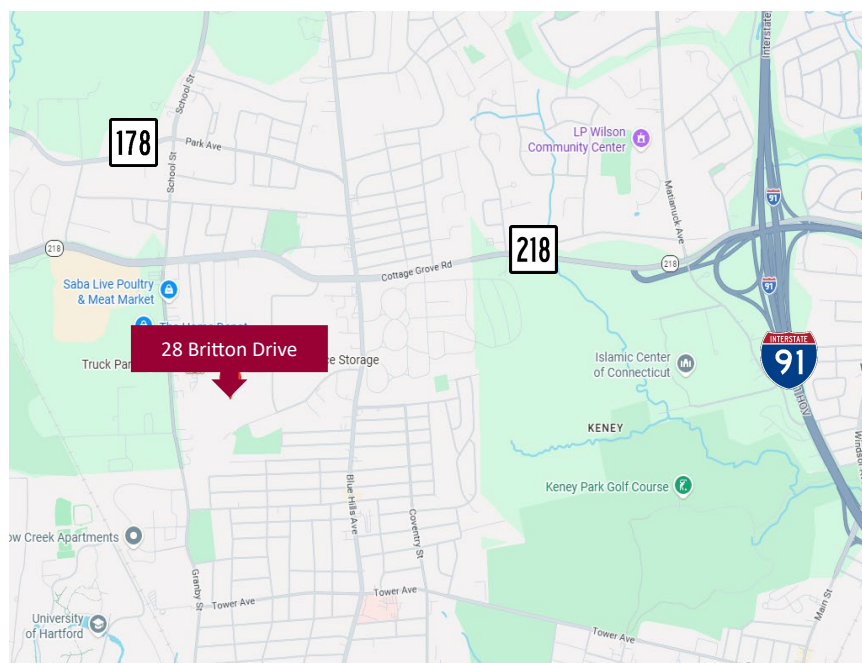
- Two 1-story Industrial Buildings available
- Building 1: 9,875± SF (Leased)
- Building 2: 20,000± SF
- 11.18± Acres
- Zoning: I-2
- Ample Parking
- **OUTSIDE STORAGE AVAILABLE**
- Highway Access: I-91, Exit 35A

[Click here to sign Confidentiality Agreement](#)

CONTACTS

Luke Massirio | (860) 761-6016

lmassirio@orlcommercial.com



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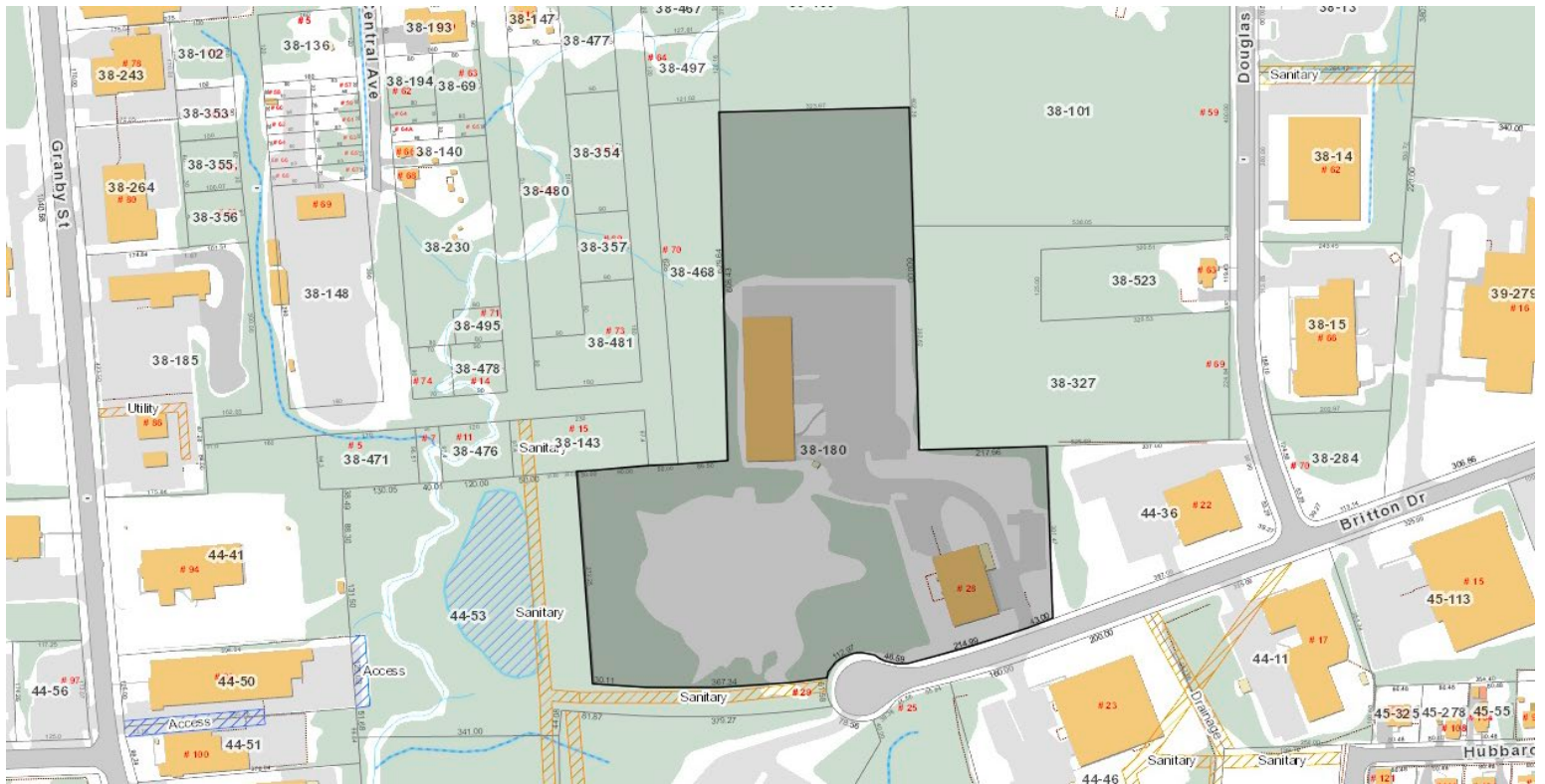
2 Summit Place, Branford, CT 06405 | (203) 488-1555 | (203) 315-4046

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

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

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Assessor Maps



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BUILDING 1 INFORMATION

GROSS BLD. AREA: 9,875± SF Leased

OF FLOORS: 1

OFFICE AREA: 1,875± SF

LOADING DOCKS: 1, 8'x10'

DRIVE-IN DOORS: 1

CLEAR HEIGHT: 11'6"-12'

COLUMN SPACING: 25'x 40'

CONSTRUCTION: Masonry

ROOF TYPE: Rubber Membrane

YEAR BUILT: 1986

BUILDING 2 INFORMATION

GROSS BLD. AREA: 20,000± SF

AVAILABLE AREA: 20,000± SF

OF FLOORS: 1

LOADING DOCKS: 9, 8'x10'

DRIVE-IN DOORS: 3, 16'x12'

CLEAR HEIGHT: 16'

COLUMN SPACING: 24'

CONSTRUCTION: Pre-Fab

ROOF TYPE: Metal

YEAR BUILT: 1985

MECHANICAL EQUIPMENT

AIR CONDITIONING: Office Only

TYPE OF HEAT: Modine

SPRINKLERED: 100% Wet Both Buildings

ELECTRIC: **Building 1:** 400 amp, 240 volts, phase 3

Building 2: 200 amp, 480 volts, phase 3

SITE INFORMATION

SITE AREA: 11.18± Acres

ZONING: I-2

PARKING: 31± lined spaces plus ample outdoor storage/truck parking

SIGNAGE: Monument

VISIBILITY: On Britton Drive, Cul-de-Sac

FRONTAGE: ±420' on Britton Drive

HWY ACCESS: I-91, Exit 35A

UTILITIES

SEWER/WATER: Public, MDC

GAS: CNG

ALARM: Associatd Security Corporation

TAXES

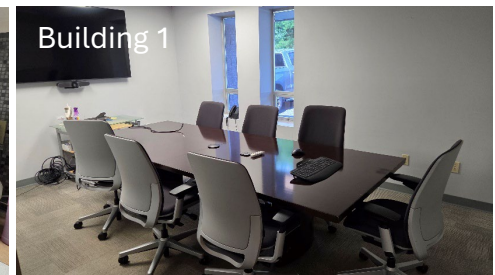
ASSESSMENT: \$1,139,250

MILL RATE: 35.64 Town

3.10 Fire District B

38.74 Total

TAXES: \$34,069.05 (\$1.14/SF)



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