

FOR LEASE | 7,500± SF - 15,000± SF FLEX SPACE NEW CONSTRUCTION FOR FLEX, R&D, AND DISTRIBUTION USES

111 Phoenix Crossing, Bloomfield, CT 06002

LEASE RATE: CALL FOR DETAILS

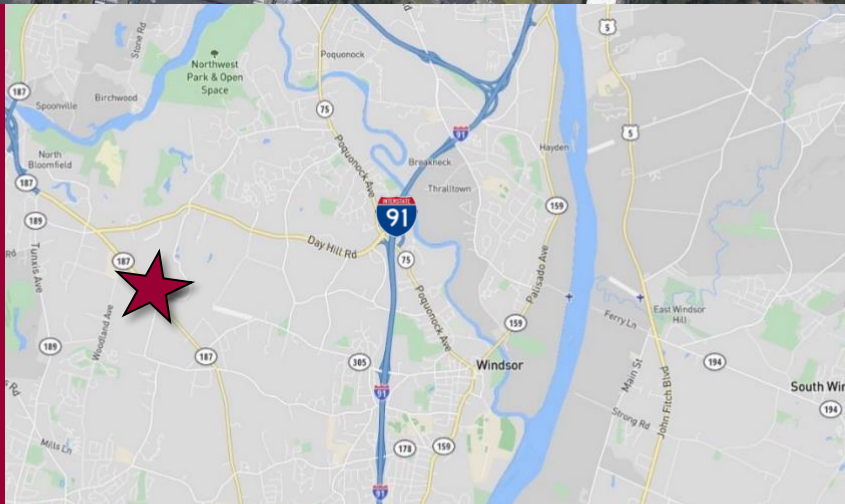


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Up to 15,000± SF available
- Will subdivide to 7,500± SF
- Clear Height: 21' - 23'
- 90 Parking Spaces
- New Construction
- 4 Docks | 4 Drive-in Doors
- 5.56± Acres
- Zoning: I-2
- I-91, Exit 37

For more information contact: **Mark Berkowitz** | 860.761.6009 | mberkowitz@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
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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BUILDING INFORMATION

GROSS BLD. AREA	30,000± SF
AVAILABLE AREA	15,000± SF
MAX CONTIGUOUS AREA	15,000± SF
WILL SUBDIVIDE TO	7,500± SF
NUMBER OF FLOORS	1
CLEAR HEIGHT	21' - 23'
LOADING DOCKS	4 (8' x 10') [1 per space]
DRIVE-IN DOORS	4 (10' x 12') [1 per space]
CONSTRUCTION	Metal Framing / Masonry
ROOF TYPE	Single Ply Membrane
YEAR BUILT	2021

SITE INFORMATION

EXPANDABLE	Yes
SITE AREA	5.56± Acres
ZONING	I-2
PARKING	90 Parking spaces
SIGNAGE	TBD
HWY.ACCESS	I-91, Exit 37

UTILITIES

SEWER	City
WATER	City
GAS	Yes

MECHANICAL EQUIPMENT

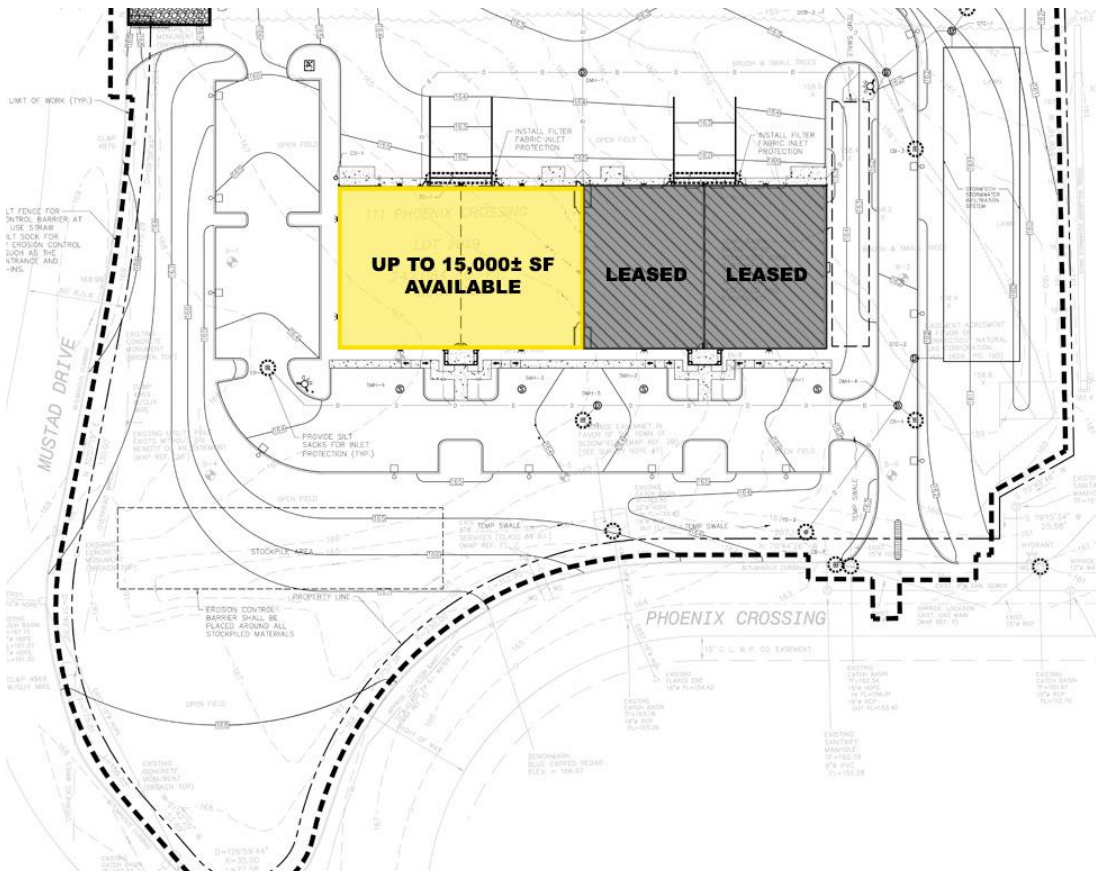
AIR CONDITIONING	Office Only
TYPE OF HEAT	Gas
SPRINKLERED	Wet
ELECTRIC SERVICE	TBD

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

COMMENTS New construction. Perfect for flex, R&D, and distribution uses. Near Amazon, Home Goods, Trader Joes, Pepperidge Farm, and Kaman Corp.

DIRECTIONS I-91 Exit 37. Left onto CT-305W (Bloomfield Avenue), Right onto CT-187 (Blue Hills Avenue), Right onto Mustard Drive, Right onto Phoenix Crossing.



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- Zoning: I-2
- I-91, Exit 37
- Many area amenities
 - Shopping, Banking, Dining



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