



103R Old Windsor

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FOR SALE

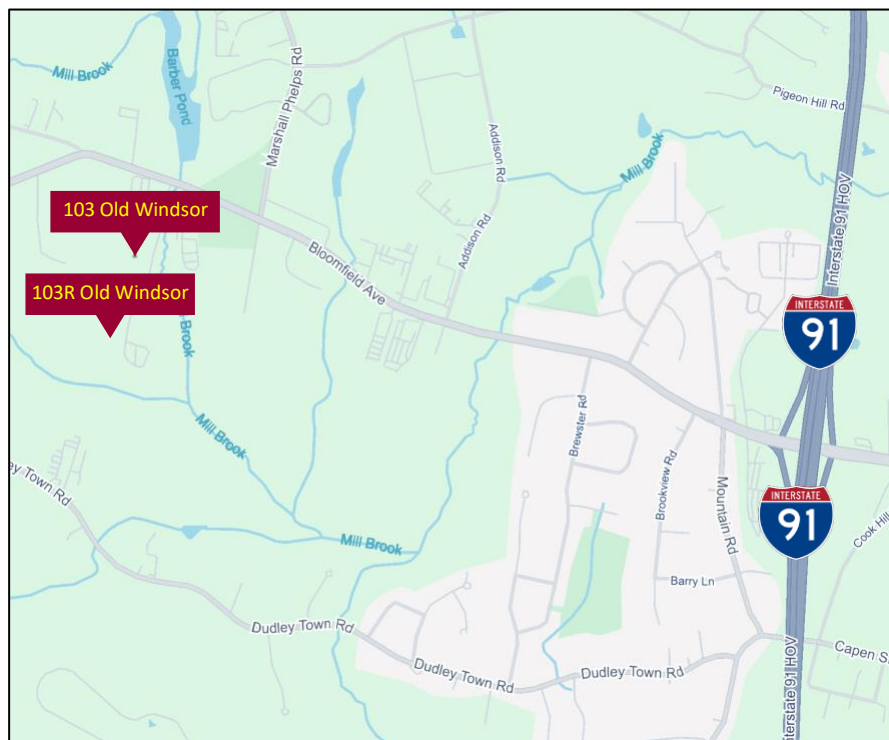
103 & 103R Old Windsor Rd, Bloomfield, CT

15,326± SF & 16,488± SF FLEX BUILDINGS ON 46.23± ACRES

SALE PRICE: CALL FOR DETAILS

HIGHLIGHTS

- Well Landscaped Secured Gated Property
- Underground Utilities
- 2psi Natural Gas Service
- Security & Camera Systems Throughout
- Exterior Lighting on Access Drive and Outside Storage Areas
- **103 Old Windsor**
 - 6.63± Acres
 - 100% Leased
 - 2 Buildings
 - Warehouse – 10,500± SF
 - 4,886± SF Flex Building
 - 3,526± SF Office
 - 1,300± SF Warehouse
- **103R Old Windsor**
 - 39.6± Acres
 - Outside Storage & Expandable
 - 16,488± SF Flex Building
 - Office – 3,720± SF
 - Warehouse – 12,768± SF



CONTACT

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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 L. Morris | 860.721.0033 | jlmorris@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.



FOR SALE

SALE PRICE: CALL FOR DETAILS

103 & 103R Old Windsor Road, Bloomfield, CT

31,814± TOTAL SF – 3 BUILDINGS – 46.23± ACRES



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31,814± TOTAL SF – 3 BUILDINGS – 46.23±

FOR SALE



103 OLD WINDSOR RD (100% Leased)

BUILDING INFORMATION

BUILDING 1: 10,500± SF Warehouse

AVAILABLE AREA: 100% Leased

OF FLOORS: 1

DRIVE-INS: (1) 12' x 12' & (1) 20' x 14'

DOCK: (1) 10' x 12'

CLEAR HEIGHT: 21' – 31'

CONSTRUCTION: Steel Frame

ROOF TYPE: Gable, Enameled Metal Shingles

YEAR BUILT: 2022

BUILDING 2: 4,826± SF Flex Building

AVAILABLE AREA: 100% Leased

OF FLOORS: 1

SPACE BREAKDOWN:

Office – 3,526± SF

Warehouse – 1,300± SF

DRIVE-INS: (2) 12' x 14'

CLEAR HEIGHT: 24' – 30'

CONSTRUCTION: Steel Frame

ROOF TYPE: Gable, Enameled Metal Shingles

YEAR BUILT: 2002

MECHANICAL EQUIPMENT

AIR CONDITIONING:

Building 1: No Air Conditioning

Building 2: Office Only

HEAT: Forced Hot Air

SPRINKLERED: No

ELECTRIC/POWER:

Building 1: 400 Amps, 208Y/120, 3 PH, 4 Wire

Building 2: 400 Amps, 240v, 4 Wire

SITE INFORMATION

SITE AREA: 6.63± Acres

ZONING: I-2

PARKING: 31 Surface Spaces

SIGNAGE: Subject to permit

HWY ACCESS: I-91 Exit 37

UTILITIES

SEWER/Water: City

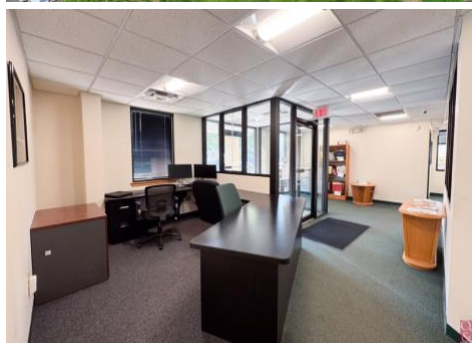
GAS: Yes

TAXES

ASSESSMENT: \$1,130,500

MILL RATE: 35.64

TAXES: \$43,834 (\$2.86/SF)



Additional Features:

BUILDING 2 – Mechanics Garage: 18,000lb Hydraulic Truck Lift, Overhead Exhaust Removal System, Compressed Air System, Recent HVAC Replacement in 2022



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31,814± TOTAL SF – 3 BUILDINGS – 46.23± ACRES

103R OLD WINDSOR RD

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

TAXES

ASSESSMENT: \$1,175,300

MILL RATE: 35.64

TAXES: \$45,531 (\$2.76/SF)

Additional Features:

- 3± Acres Fenced Outdoor Storage
- Expandable Building Footprint
- 36x120 Pole Barn Design
- 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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