## FOR LEASE | INDUSTRIAL / FLEX SPACE

Meriden Business Park, 500 South Broad Street, Meriden, CT 06450 10,208± SF LL FLEX SPACE | LEASE RATE: \$5,760/MO + UTILITIES Up to 135,252± SF INDUSTRIAL SPACE | LEASE RATE: \$4.25/SF NNN



Ranked in Top 50 Commercial Firms in U.S.











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### **Property Highlights**

- Up to 135,252± SF Industrial Space
  - Divisible to 45,000± SF
  - Clear Height: 10-17.6'
  - Lease Rate: \$4.25/ SF NNN
- 10,208± SF Flex Space
  - Clear Height: 10'
  - Lease Rate: \$5,760/Mo + Utilities
- 11 Loading Docks
- 1 Drive-in Door
- 48.10± acres
- 550 parking spaces
- Zoning: M-3
- Heavy Power Available
- Note: Up to 50,000± SF Office available. See Office Flyer.

For more information contact: Frank Hird, SIOR | 203-643-1033 | fhird@orlcommercial.com





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# INDUSTRIAL / FLEX AVAILABILITIES 45,000± SF - 135,252± SF Industrial Space & 10,208± SF Flex Space

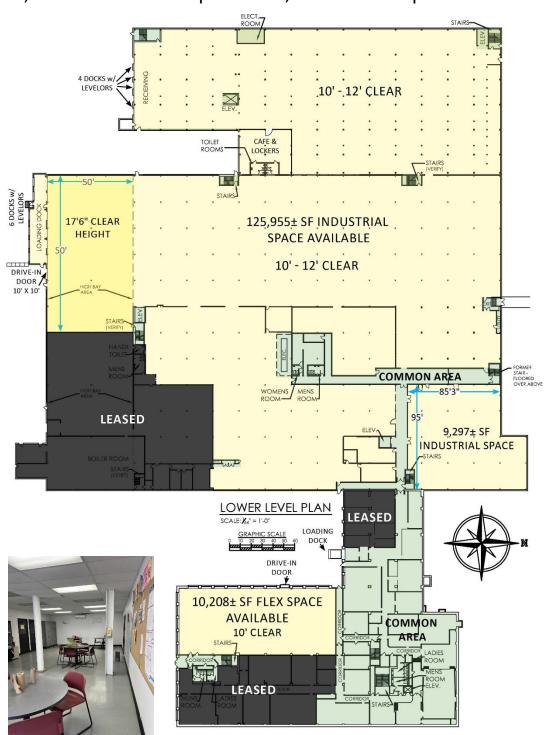












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'		'	' '
<b>BUILDING INFORMATION</b>		SITE	
<b>GROSS BLDG AREA</b>	422,000± SF	<b>INFORMATION</b>	
	(312,000 SF Ind., 110,000 SF Ofc.)	SITE AREA	48.10± acres
AVAILABLE AREA	LL: 10,208± SF Flex	ZONING	M-3
	LL: 135,252± SF Industrial	PARKING	550 spaces (2.54/1000)
	2 <sup>nd</sup> FL: 30,000± SF Office	SIGNAGE	<b>Building &amp; Monument</b>
	1 <sup>st</sup> FL: 19,983± SF Office	VISIBILITY	Limited
WILL SUBDIVIDE TO	10,208± SF	<b>HWY ACCESS</b>	1 ½ miles to Rt. 15
NUMBER OF FLOORS	3		4+ miles to I-691
CORE FACTOR			6+ miles to I-91
CLEAR HEIGHT	Flex: 10'/ Industrial 17.6'	<u>UTILITIES</u>	
COLUMN SPACING	24'x24'	SEWER	City
CONSTRUCTION	Masonry block wiith brick	WATER	City
ROOF TYPE	Concrete with modified membrane	GAS	Yankee Gas
YEAR BUILT	1957, 1961-1963, 1970		
		<b>EXPENSES</b>	
MECHANICAL EQUIPMENT		RE TAXES	☐ Tenant ☑ Landlord
TYPE OF HEAT	Natural gas	UTILITIES	☑ Tenant ☐ Landlord
SPRINKLERED	Yes	INSURANCE	☑ Tenant □ Landlord

### O Divisible to 45,000± SF

 Up to 135,252± SF **Industrial Space** 

Clear Height: 10-17.6'

Property Highlights

○ Lease Rate: \$4.25/ SF

**NNN** 

• 10,208± SF Flex Space Clear Height: 10'

 Lease Rate: \$5,760/Mo + Utilities

• 11 Loading Docks

• 1 Drive-in Door

• 48.10± acres

• 550 parking spaces

Zoning: M-3

Heavy Power Available

 Note: Up to 50.000± SF Office available. See Office Flyer.

**ELECTRIC SERVICE 277/480V** 

**COMMENTS** O,R&L Commercial is pleased to offer 45,000± SF to 135,252± SF of Industrial space for Lease with 10-17.6' clear heights and 10,208± SF Flex space with 10' clear height. There are 11 loading docks and 1 drive-in door within the building, and an auditorium that seats 200± people. Excellent access to highways and local services. Office space is also available. See office flyer.

MAINTENANCE ☐ Tenant ☑ Landlord

JANITORIAL ☑ Tenant ☐ Landlord

**DIRECTIONS** I-91 to I-691 to Exit 8; South on Rt 5 approximately 2 ½ miles.

ELEVATOR(S) 1 passenger, 1 freight/6,000 lb.



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**FIND US ON** 









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