



Ranked in Top 50  
Commercial Firms in U.S.



# FOR LEASE

45 Gracey Ave, Meriden, CT 06451

50,512± SF HIGH BAY WAREHOUSE AVAILABLE

LEASE RATE: \$7.75/SF NNN

## HIGHLIGHTS

- 50,512± SF Warehouse Available
  - Subdividable to 10,000± SF
- 6 Loading Docks
- 2 Drive-in Doors
- Land available for outside storage and truck parking
- Up to 21,000± Office Space Available
- Easy access to I-84 via I-691, and I-91
- Low Triple Net Expenses

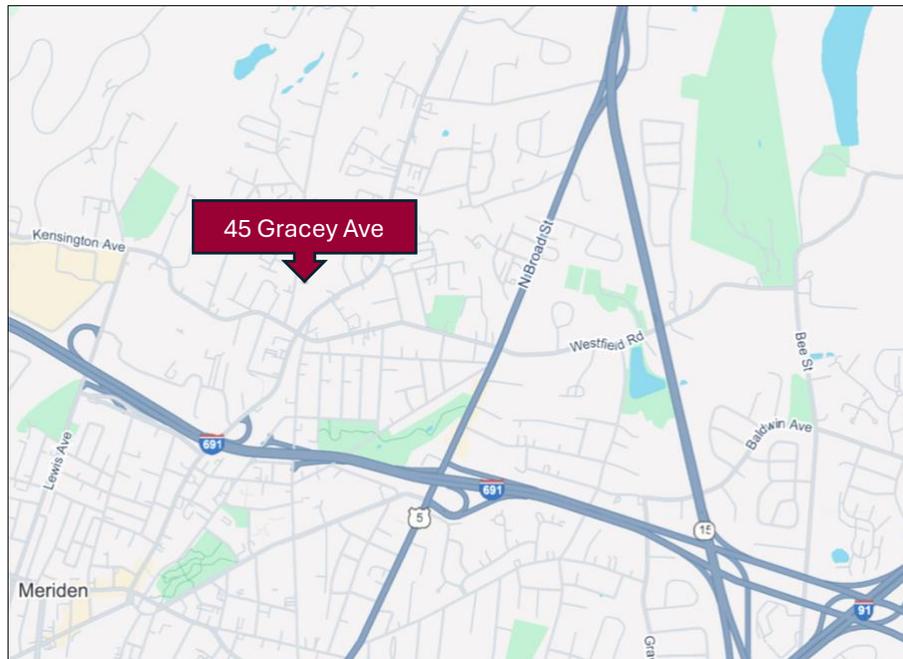
## CONTACT

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

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

Broker of Record: Jay Morris | 860.721.0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

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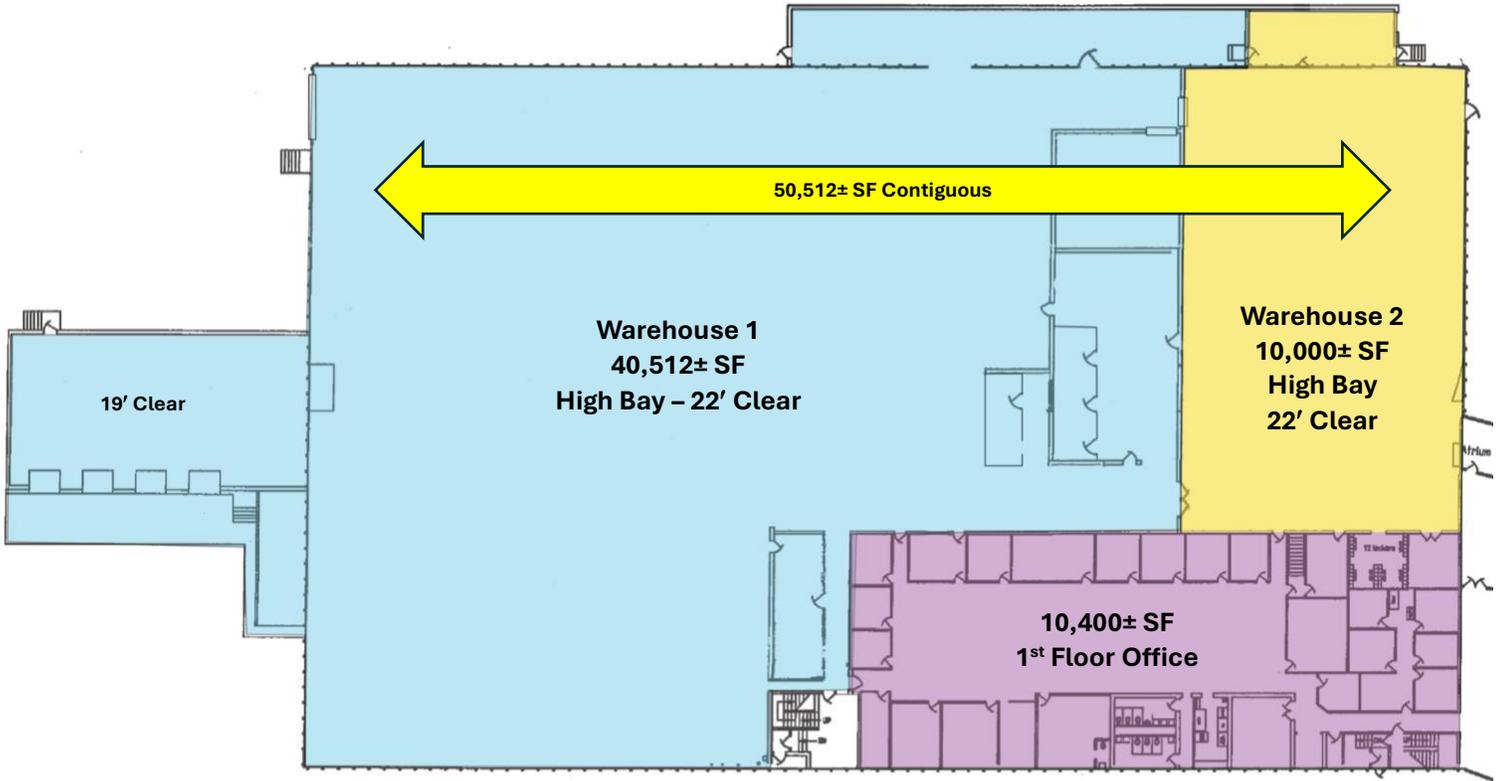


# FOR LEASE

**LEASE RATE: \$7.75/SF NNN**

**45 Gracey Ave, Meriden, CT 06451**

**31,224± SF TOTAL AVAILABLE**



SECOND FLOOR



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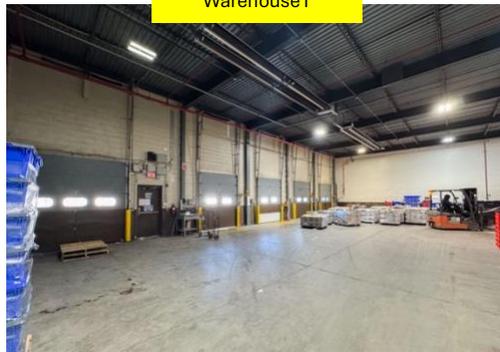
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Warehouse 1



Warehouse 2



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**31,224± SF TOTAL AVAILABLE**

**BUILDING INFORMATION:**

**GROSS BLD. AREA:** 119,775± SF

**AVAILABLE AREA:** 50,512± SF Contiguous

**NUMBER OF FLOORS:** 2

**ROOF TYPE:** Flat, Rubber

**YEAR BUILT:** 1953

**Warehouse 1:** 40,512± SF

**DOCK DOORS:**

4 (8' x 10') with hydraulic levelers

1 (8' x 8') includes leveler

1 (8' x 8') no leveler

**DRIVE-IN DOORS:**

1 (14' x 14')

1 (10' x 10')

**COLUMN SPACING:** 30' x 60'

**CLEAR HEIGHT:** 22'

**OFFICE SPACE:** 820± SF

**Warehouse 2:** 10,000± SF

**DOCK DOORS:** 1 (8'x8')

**COLUMN SPACING:** 30' x 60'

**CLEAR HEIGHT :** 22'

**MECHANICAL EQUIPMENT:**

**AIR CONDITIONING** 100% A/C in Office

**HEAT** Gas

**SPRINKLERED** 100% Wet Sprinkler System

**ELECTRIC** 277/480V, 3 phase, 3200 AMPS

**GENERATOR** Generac 20KW

**SITE INFORMATION:**

**SITE AREA** 8.00 Acres

**ZONING** M-3

**PARKING** Ample

**SIGNAGE** On Building

**VISIBILITY** Good

**HWY ACCESS** I-691, I-91, I-84

**UTILITIES:**

**SEWER/WATER** City

**GAS** Natural Gas

**EXPENSES:**

**RE TAXES**  Tenant  Landlord

**UTILITIES**  Tenant  Landlord

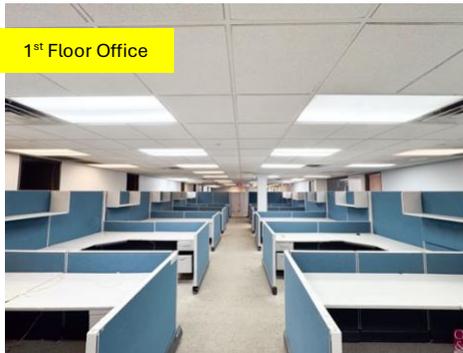
**INSURANCE**  Tenant  Landlord

**MAINTENANCE**  Tenant  Landlord

**NNN EXPENSES** \$2.00±/SF



1<sup>st</sup> Floor Office



2<sup>nd</sup> Floor Office



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