

FOR LEASE | 300,000± SF INDUSTRIAL SPACE

AVAILABILITY INCLUDES: 6,000± SF, 12,312± SF and 275,000± SF

75 Aircraft Road, Southington, CT 06489

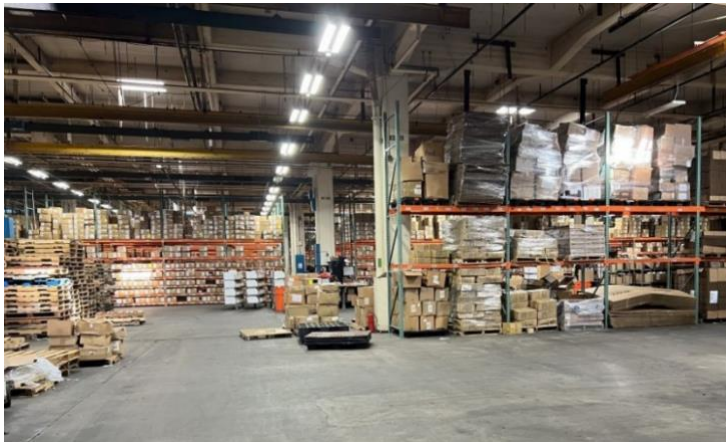
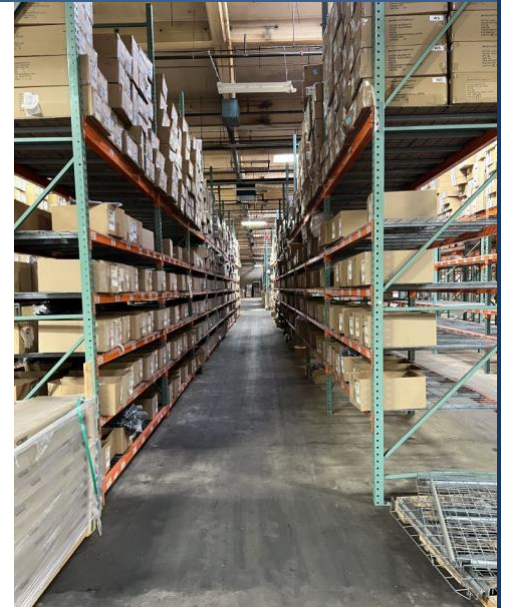
LEASE RATE: \$6.50/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



Drone Tour



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Property Highlights

- 300,000± SF Industrial space for Lease
 - 275,000± SF
 - 12,312± SF
 - 6,000± SF
- 6 Docks
- 2 Drive-ins
- Clear Height: 17'5" - 21'
- LED Lighting
- Enterprise Zone
- I-84 Exit 32

For more information contact:

Frank Hird, SIOR | 203-643-1033 | fhird@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 BLDG AREA	650,282± SF – 5 Buildings
AVAILABLE AREA	300,000± SF
MAX CONTIGUOUS AREA	275,000± SF
WILL SUBDIVIDE TO	6,000± SF
OFFICE AREA	6,000± SF
NUMBER OF FLOORS	1
COLUMN SPACING	40'x 40' and 45' x 52'
CLEAR HEIGHT	17'5" to 21'
LOADING DOCKS	6
DRIVE-IN DOORS	2
CONSTRUCTION	Masonry & Metal
ROOF TYPE	Tar & Gravel
YEAR BUILT	1942/1980

SITE INFORMATION

SITE AREA	40± Acres
ZONING	I-2, Enterprise Zone
PARKING	2/1,000
SIGNAGE	On Building, Monument
FRONTAGE	±1400'
HWY ACCESS	I-84 Exit 32

UTILITIES

SEWER	City
WATER	City
GAS	Yankee Gas

EXPENSES

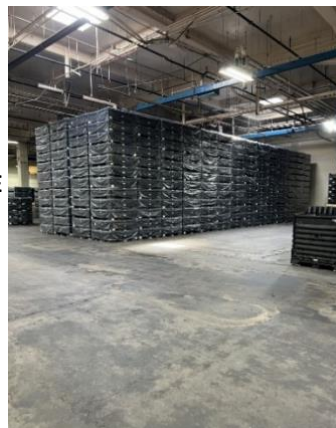
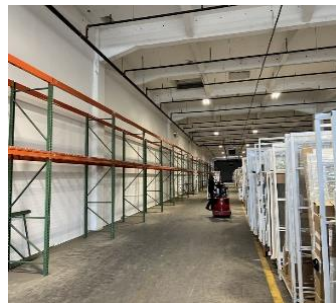
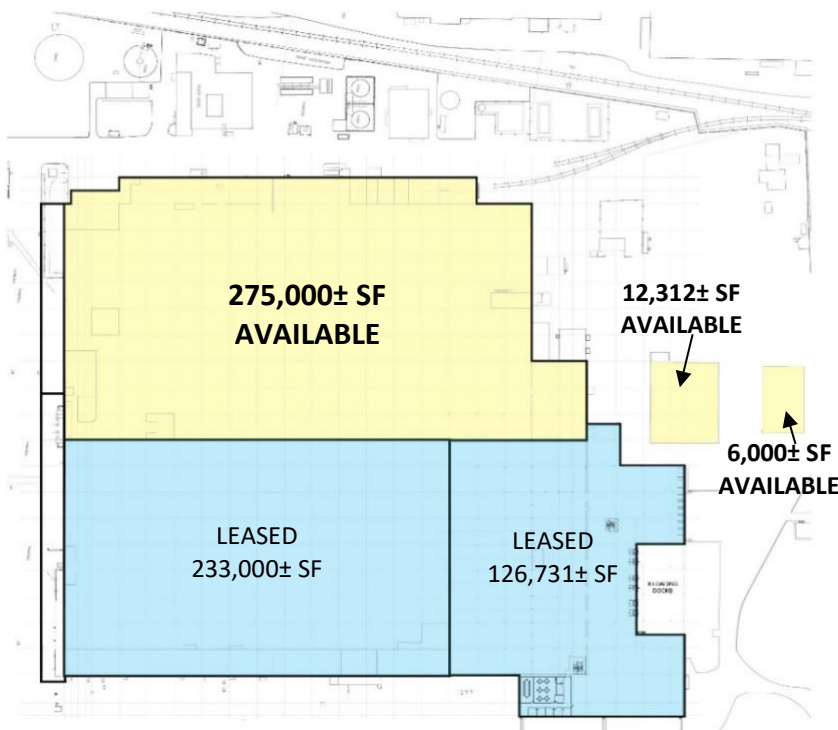
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UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
MAINTENANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord

MECHANICAL EQUIPMENT

AIR CONDITIONING	Office
TYPE OF HEAT	Gas, Heat Rotators
SPRINKLERED	100% Wet System
ELECTRIC SERVICE	1200 amp / 480 volt, 3 phase
LIGHTING	LED lighting

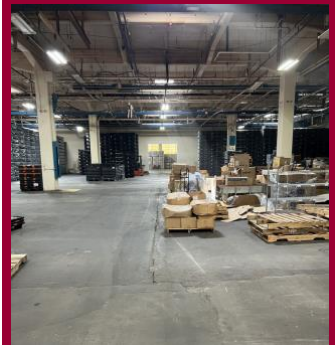
COMMENTS O,R&L Commercial is pleased to offer 300,000± SF of Industrial/Flex space for Lease located at 75 Aircraft Road. The site is located in an enterprise zone. Outdoor Storage can be made available.

DIRECTIONS Immediately off Interstate 84, Exit 32



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FIND US ON



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