



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

42 OZICK DRIVE, UNIT 2, DURHAM, CT 06422

1,250± SF OFFICE ON MAIN LEVEL | 1,250± SF LOWER LEVEL INDUSTRIAL

LEASE RATE: \$9.00/SF Gross + Utilities

HIGHLIGHTS

- 2,500± SF Industrial Flex Space
- 1,250± SF Office – Main Floor
- 1,250± SF Warehouse – Lower Level
- 1 Drive-in Door
- 16' Ceiling Height in Warehouse
- Electric Service: 208 v / 200 amps & 480 v / 400 amps

CONTACT

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2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📞 (203) 315-4046

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

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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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LEASE RATE: \$9.00/SF Gross + Utilities

42 OZICK DRIVE, UNIT 2, DURHAM, CT 06422

2,500± SF INDUSTRIAL / FLEX SPACE

BUILDING INFORMATION

GROSS BLDG AREA: 17,956± SF – 6 Units
UNIT 2 AVAILABLE AREA : 2,500± SF
OF FLOORS: 2 in building
SPACE BREAKDOWN: 1,250± SF – Office on main floor, 1,250± SF – Warehouse
DRIVE-IN DOORS: 1
CLEAR HEIGHT: 16'
CONSTRUCTION: Wood Frame
ROOF TYPE: Asphalt Shingles
YEAR BUILT: 2003

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air
TYPE OF HEAT: Propane, Warm Air
ELECTRIC/POWER: 208v / 200amps & 480v / 400amps

SITE INFORMATION

SITE AREA: 4.6± Acres
ZONING: DD
PARKING: Open
SIGNAGE: On Building, At Street
HWY ACCESS: I-91 Exit 15

UTILITIES

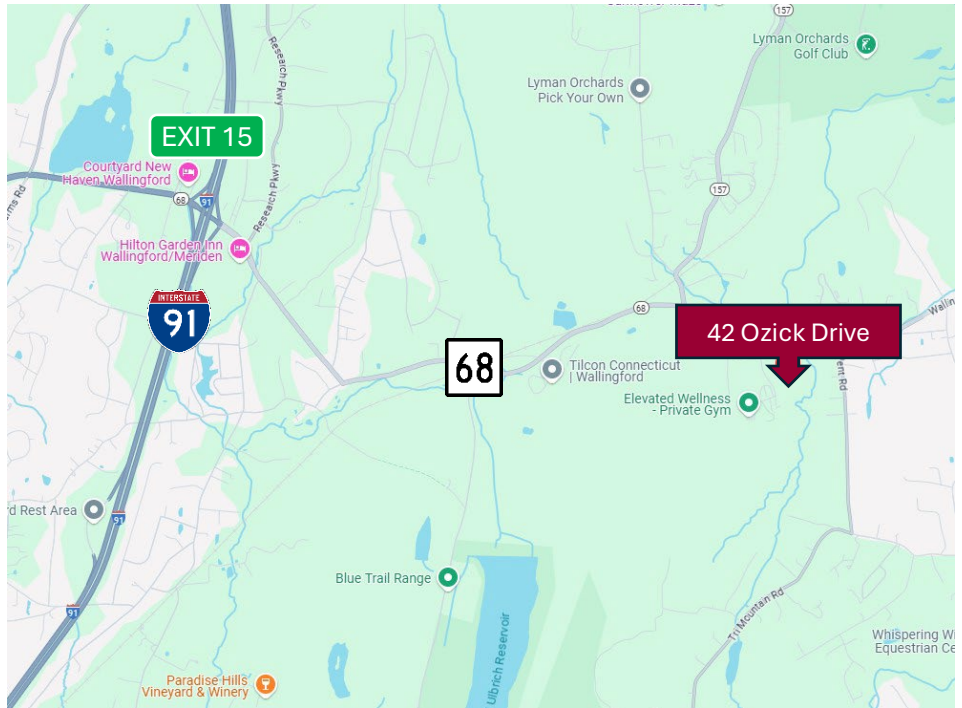
SEWER/WATER: Septic, Well
GAS: Propane

EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord

DIRECTIONS: I-91 Exit 15 to Ozick Drive to #42.

O,R&L Commercial is pleased to offer 2,500± SF Industrial / Flex space for Lease. The space features 1,250± SF of main floor office space and 1,250± SF of lower level warehouse space with 1 drive-in door and 16' ceiling heights. Minutes to I-91.



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