



Ranked in Top 50  
Commercial Firms in U.S.

# FOR LEASE

**75 Aircraft Road, Southington, CT 06489**

**281,000± SF Industrial Space (6,000± SF and 275,000± SF)**

**LEASE RATE \$6.50/SF NNN** | \$1.47/SF = Nets including Real Estate Taxes



CLICK or SCAN HERE  
FOR DRONE TOUR



## HIGHLIGHTS

- 281,000± SF Total Available
  - 275,000± SF (Subdividable to 50,000 SF)
  - 6,000± SF (only suitable for cold storage)
- 6 Docks – expandable to 10
- 2 Drive-in Doors
- 17'5" – 21' Clear Height
- LED Lighting
- Enterprise Zone
- Outdoor storage can be made available
- Immediately off I-84, Exit 32



## CONTACTS

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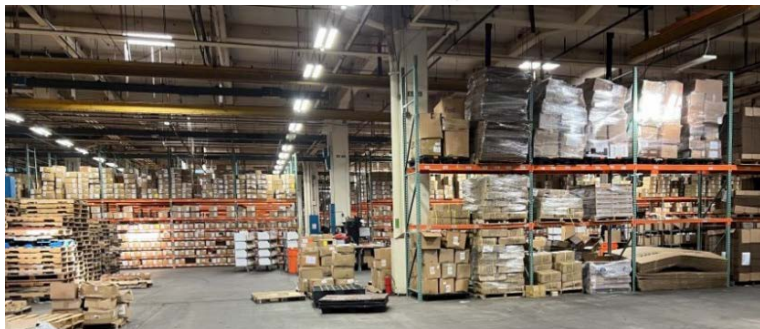
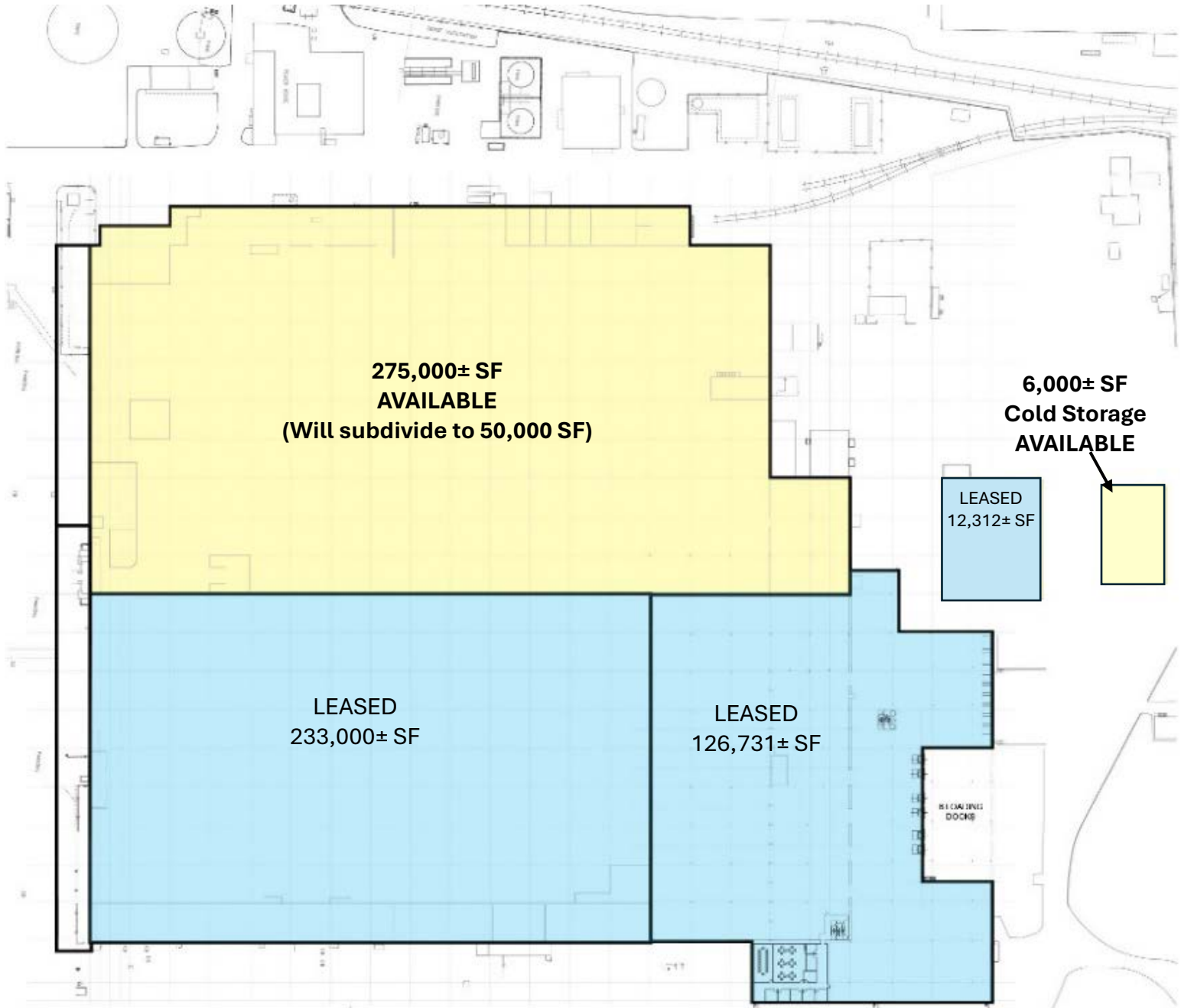
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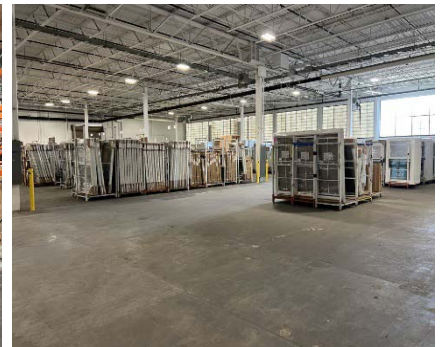
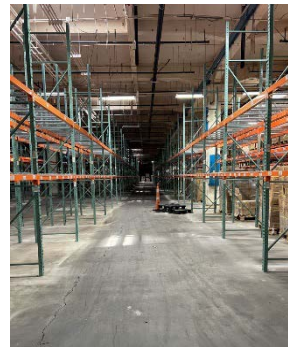
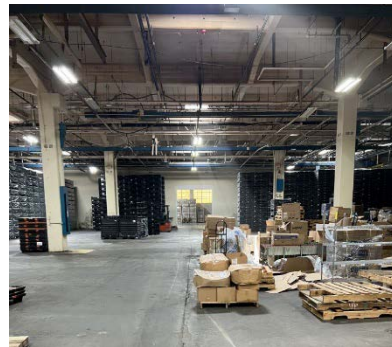
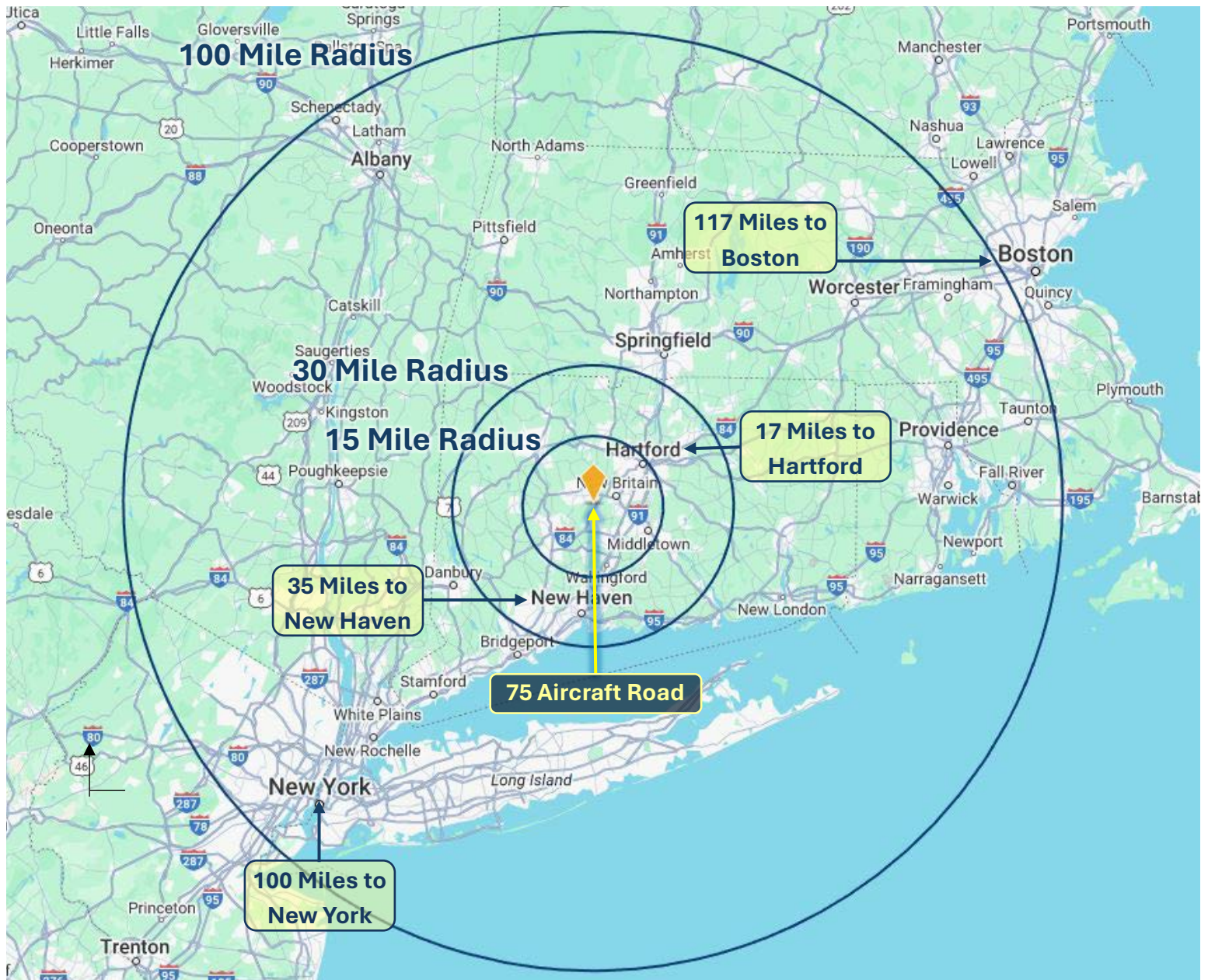
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## BUILDING INFORMATION

**GROSS BLD. AREA:** 650,282± SF (5 Buildings)

**AVAILABLE AREA:** 281,000± SF

**MAX CONTIGUOUS SF:** 275,000± SF

**WILL SUBDIVIDE TO:** 50,000± SF | 6,000± SF

**# OF FLOORS:** 1

**LOADING DOCKS:** 6 (expandable to 10)

**DRIVE-IN DOORS:** 2

**CLEAR HEIGHT:** 17'5" to 21'

**COLUMN SPACING:** 40'x 40' and 45' x 52'

**CONSTRUCTION:** Masonry & Metal

**ROOF TYPE:** Tar & Gravel

**YEAR BUILT:** 1942/1980

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Office area

**HEAT:** Gas, Heat Rotators

**SPRINKLERED:** 100% Wet System

**ELECTRIC:** 1200 amp/480 volt/3 phase

**LIGHTING:** LED Lighting

## SITE INFORMATION

**SITE AREA:** 40± acres

**ZONING:** I-2, Enterprise Zone

**PARKING:** 2/1000

**SIGNAGE:** On Building and Monument

**VISIBILITY/FRONTAGE:** ±1,400'

**HWY ACCESS:** I-84 Exit 32

## UTILITIES

**SEWER/WATER:** City

**GAS:** Yankee Gas

## EXPENSES

**RE TAXES:** ☒ Tenant ☐ Landlord

**UTILITIES:** ☒ Tenant ☐ Landlord

**INSURANCE:** ☒ Tenant ☐ Landlord

**MAINTENANCE:** ☒ Tenant ☐ Landlord

**JANITORIAL:** ☒ Tenant ☐ Landlord

**CAM:** \$0.89/SF

**TAXES:** \$0.39/SF

**INSURANCE:** \$0.19/SF

**TOTAL NNN EXPENSES:** \$1.47/SF



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