



Two Dock High Doors

VACANT LAND – ALTERNATE PLAN OF USE - WAREHOUSE SOUTH - AVAILABLE FOR LEASE - Rental "As Is" - \$11,500/mo NNN; Improvements available at 12% yield to cost.

Sponsorship – Firomar Construction; Kieran Higgins et al – Firomar Construction is a capable contractor working on both private and public projects. Current works include terminal interiors for a major NY Airport and an industrial build-to-suit in the state of New York for a subsidiary of a multinational rail systems company.

Trucking Address - 445 Ledyard St. Rear - Overhead Doors 1-3

Legal Address 770 Wethersfield Avenue, Hartford, CT

Building Area - 39,784 square feet of circa 1940's industrial

Sub-Building Area: 15,138 square feet - \$Best Offer/month Gross plus Utilities "As Is" or with agreed to Landlord Work

Land Area: 3-acres

Heating – Gas Force Air

Cooling – Window venting

Cooling – Air conditioning can be installed at Tenant's expense

Clear Height – 9-18 feet

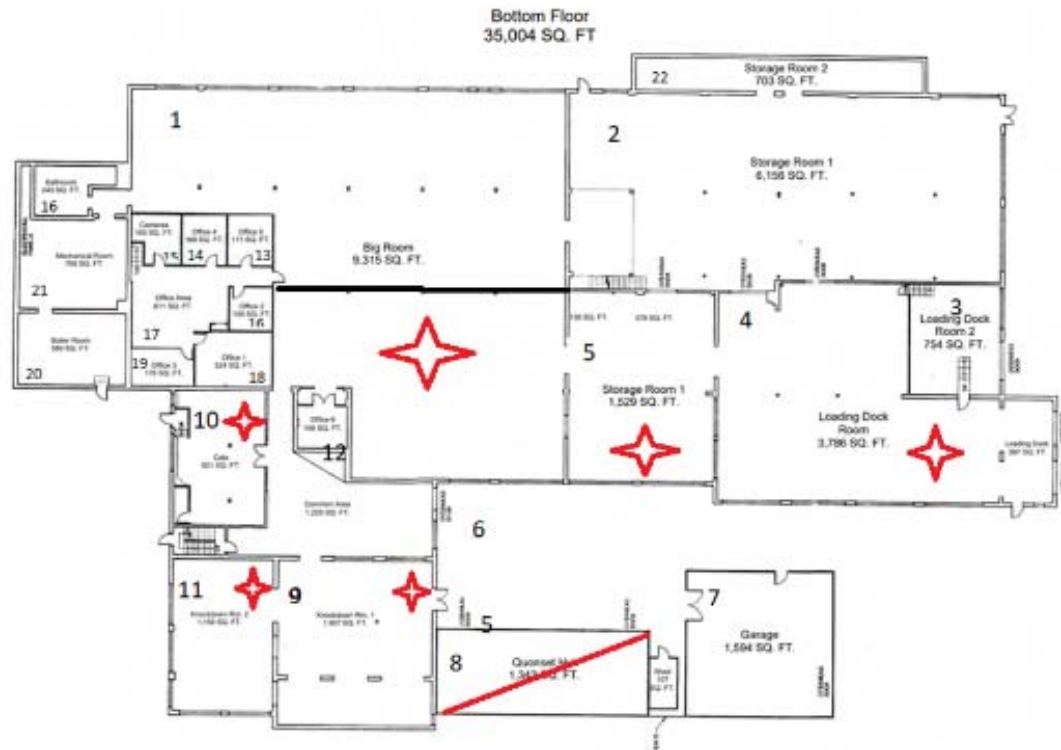
Use – Warehouse; Built – 1940

Term – 2-5 years

RENTAL RATES/TERMS – Call- Kenneth Labbe, Associate Real Estate Broker-860.891.8551

Offering Rate - \$6.00 plus utilities

WAREHOUSE SOUTH – 13,288 Square Feet – Base Rent - \$Best Offer/mo or Best Offer – Warehouse  
 Trucking Address - 445 Ledyard St. Rear - Overhead Doors 1-3; Legal Address 770 Wethersfield Avenue, Hartford, CT



Pyramid Real Estate Group

20 Summer Street, Stamford, CT 06901

• Telephone: (203) 348-8566 • Fax (203) 358-9763

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Scissor Lift for Equipment and Vehicles – Existing Lift On Site – Similar Tech, Different Machine



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## Local Employers



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Aerial Photo Brand Logos Map – Competitive Set – Restaurants



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Before Condition



After Condition – Similar



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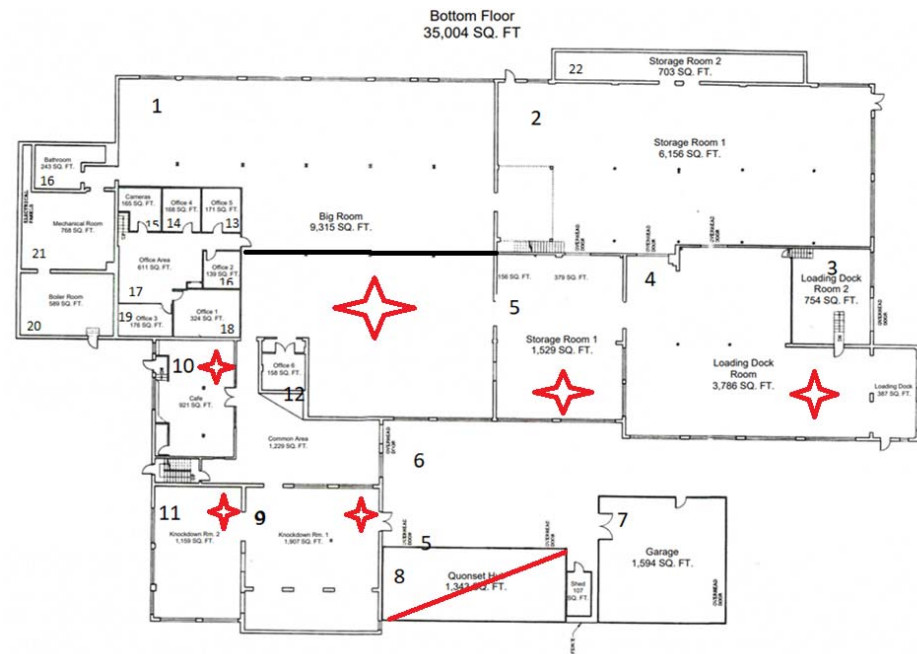
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**FLOOR PLANS – LOWER FLOOR**



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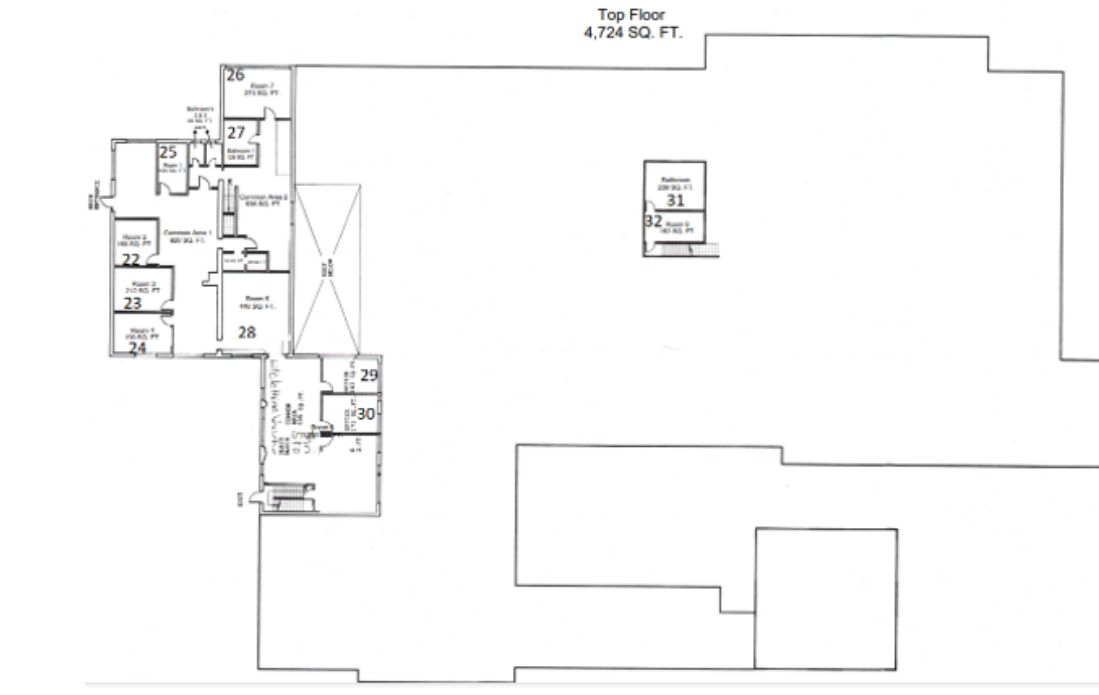
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## FLOOR PLAN – UPPER FLOOR



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AERIAL with Warehouse Suite Outlined in Red



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Measurements - Interior Clear Height – 10 feet; Overhead Doors 1 and 2 – H-8' 11 13/16" x W-8' 5"

Measurements - Interior Clear Height – 10 feet; Overhead Doors 3 – H-12' 11" x W-10



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Rear Entrance – View West with Easement in Light Purple



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AVAILABLE FOR LEASE - OUTSIDE STORAGE (ORANGE) – REAR – AERIAL PHOTO



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EAST SIDE RIGHT-OF-WAY AND REAR ENTRY FROM LEDYARD STREET – VIEW SOUTH – BUILDING ON RIGHT



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Warehouse South – 13,288 Square Feet  
Asking Rent - \$Best Offer per square foot per year NNN  
Capital Improvements Subject to Negotiation  
Estimate of Rent "As Is" \$Best Offer /mo NNN – 13,288 square feet or best offer  
No budgetary cap within reason

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Prepared by:

Kenneth R. Labbe  
Business Development Manager (BDM)/Owner's Rep



Associate Real Estate Broker – State of Connecticut #0795117

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Geographic Expertise – National

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Email – [klabbe@pyramidregroup.com](mailto:klabbe@pyramidregroup.com)

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