



Ranked in Top 50
Commercial Firms in U.S.



FOR SALE

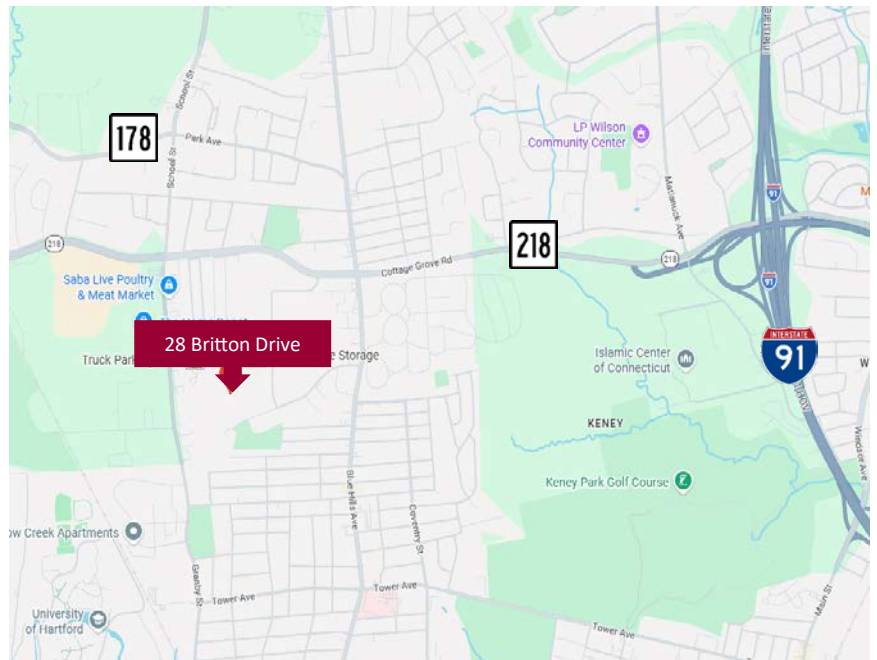
28 Britton Drive, Bloomfield, CT 06002

9,875± SF & 20,000± SF Industrial Buildings on 11.18± Acres with **OUTSIDE STORAGE AVAILABLE**

SALE PRICE: \$3,295,000

HIGHLIGHTS

- Two 1-story Industrial Buildings available
- Building 1: 9,875± SF (Leased)
- Building 2: 20,000± SF
- 11.18± Acres
- Zoning: I-2
- Ample Parking
- **OUTSIDE STORAGE AVAILABLE**
- Highway Access: I-91, Exit 35A



[Click here to sign Confidentiality Agreement](#)

CONTACTS

Luke Massirio | (860) 761-6016

lmassirio@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



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

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

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | PAGE 1 OF 4

Assessor Maps



SALE PRICE: \$3,295,000

28 Britton Drive, Bloomfield, CT

9,875± SF & 20,000± SF Industrial Buildings

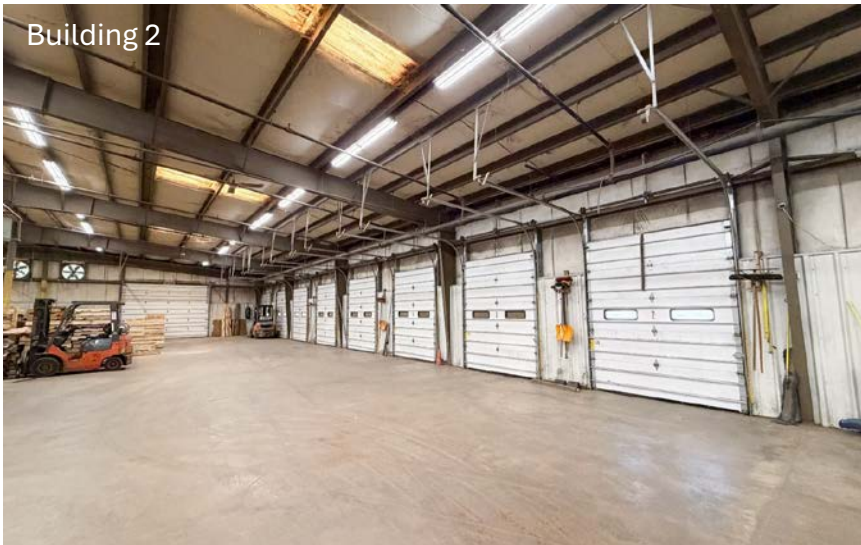
FOR SALE



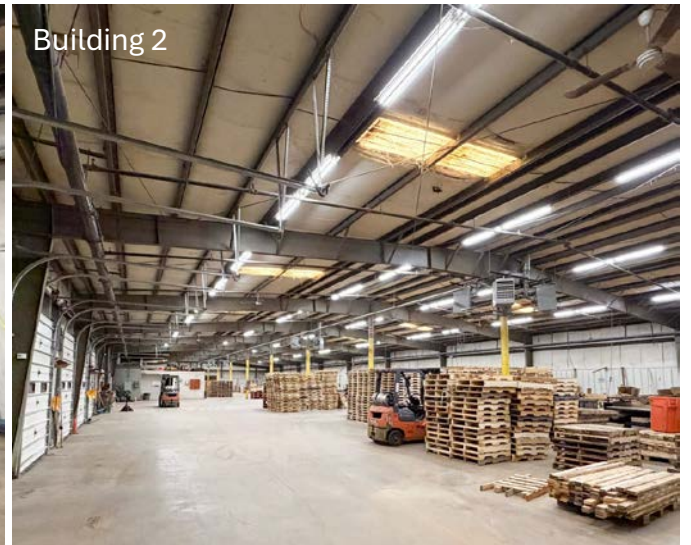
Building 2



Building 2



Building 2



Building 2



Building 2



WWW.ORLCOMMERCIAL.COM



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

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

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | PAGE 3 OF 4

BUILDING 1 INFORMATION

GROSS BLD. AREA: 9,875± SF Leased
OF FLOORS: 1
OFFICE AREA: 1,875± SF
LOADING DOCKS: 1, 8'x10'
DRIVE-IN DOORS: 1
CLEAR HEIGHT: 11'6"-12'
COLUMN SPACING: 25'x 40'
CONSTRUCTION: Masonry
ROOF TYPE: Flat, Tar & Gravel
YEAR BUILT: 1986

BUILDING 2 INFORMATION

GROSS BLD. AREA: 20,000± SF
AVAILABLE AREA: 20,000± SF
OF FLOORS: 1
LOADING DOCKS: 9, 8'x10'
DRIVE-IN DOORS: 3, 16'x12'
CLEAR HEIGHT: 16'
COLUMN SPACING: 24
CONSTRUCTION: Pre-Fab
ROOF TYPE: Metal
YEAR BUILT: 1985

MECHANICAL EQUIPMENT

AIR CONDITIONING: Office Only
TYPE OF HEAT: Modine
SPRINKLERED: 100% Wet Building 1 Only
ELECTRIC: **Building 1:** 400 amp, 240 volts, phase 3
Building 2: 200 amp, 480 volts, phase 3

SITE INFORMATION

SITE AREA: 11.18± Acres
ZONING: I-2
PARKING: 31± lined spaces plus ample outdoor storage/truck parking
SIGNAGE: Monument
VISIBILITY: On Britton Drive, Cul-de-Sac
FRONTAGE: ±420' on Britton Drive
HWY ACCESS: I-91, Exit 35A

UTILITIES

SEWER/WATER: Public, MDC
GAS: CNG
ALARM: Associatd Security Corporation

TAXES

ASSESSMENT: \$1,139,250
MILL RATE: 35.64 Town
 3.10 Fire District B
 38.74 Total
TAXES: \$34,069.05 (\$1.14/SF)



CONTACT

Luke Massirio | (860) 761-6016
lmassirio@orlcommercial.com

[Click to sign Confidentiality Agreement](#)



WWW.ORLCOMMERCIAL.COM



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

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

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257