

**230 NORWICH RD., PLAINFIELD, CT**

**Flex, Office, Medical, Retail**

**FOR SALE  
OR  
LEASE**



**Completely Rebuilt**

- ⇒ Public Water , Well Water & Public Gas
- ⇒ 19.78 Acres, 300' of Road Frontage
- ⇒ New insulation: Ceiling R49, and Walls R30
- ⇒ New Roofs & Gutters piped to storm drain system
- ⇒ New Siding
- ⇒ New Asphalt
- ⇒ New Septic & Leaching Fields
- ⇒ New Interior
- ⇒ New Cameras, Alarms (fire & security) w/ internet monitoring
- ⇒ (7) New Modine Heaters
- ⇒ (3) Commercial Ceiling Fans
- ⇒ (53) Parking Spaces (additional 150'x200' parking lot in the rear lot)
- ⇒ 190' Front Glass Showroom
- ⇒ Office Central HVAC (S.F. TBD)
- ⇒ Square Feet: 17,442
- ⇒ (2) New 8'x9' Loading Dock Doors w/seals & bumpers
- ⇒ (2) New 12'x13' Elec. Overhead Doors
- ⇒ (2) 10'x10' Elec. Overhead Doors
- ⇒ (1) New 10'x8' Elec. Overhead Door
- ⇒ (3) New Standard Entry Doors
- ⇒ (2) New Handicap Restrooms
- ⇒ 17'6" Ceiling Height
- ⇒ 12' Lowest Ceiling Height
- ⇒ 800 Amps 3 Phase 440 volts, 110/220 volts
- ⇒ Pylon Sign Location
- ⇒ Traffic Count :6400

**LYMAN**

**REAL ESTATE BROKERAGE & DEVELOPMENT**

[www.LymanRE.com](http://www.LymanRE.com)

**RON LYMAN**

Main Office:  
1160 Boston Post Rd.  
Westbrook, CT 06498  
Mailing Address:  
73 Second Ave.  
Westbrook, CT 06498  
860-887-5000 x1 Office

## 230 Norwich Rd, Plainfield

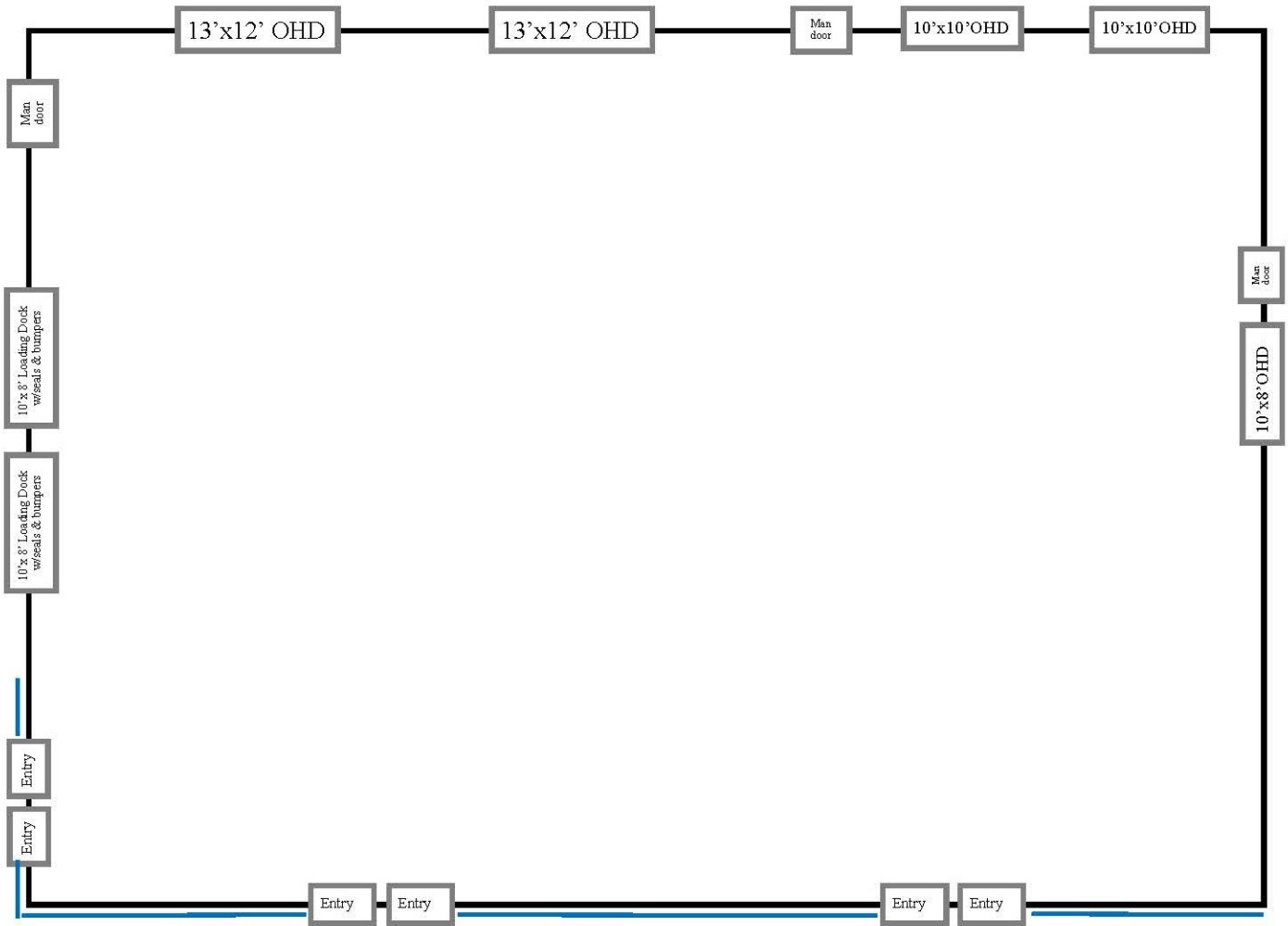



All information stated is from sources deemed reliable and is submitted subject to errors, omissions, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.



# Floor Plan

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 = ±190' Display Window