



FOR LEASE: 20,000-40,000 SF
INDUSTRIAL / WAREHOUSE / OFFICE
128 Old Brickyard Lane, Berlin, CT 06037

Contact

Goman York Property Advisers LLC
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GOMAN+YORK

Property Summary

Goman+York Property Advisors, LLC, a full-service commercial real estate brokerage, offers on behalf of ownership the opportunity to lease **up to 40,000 contiguous SF of rail-served warehouse and office space** at 128 Old Brickyard Lane in Berlin, CT

27,000 - *36,000 SF +/- WAREHOUSE / MANUFACTURING

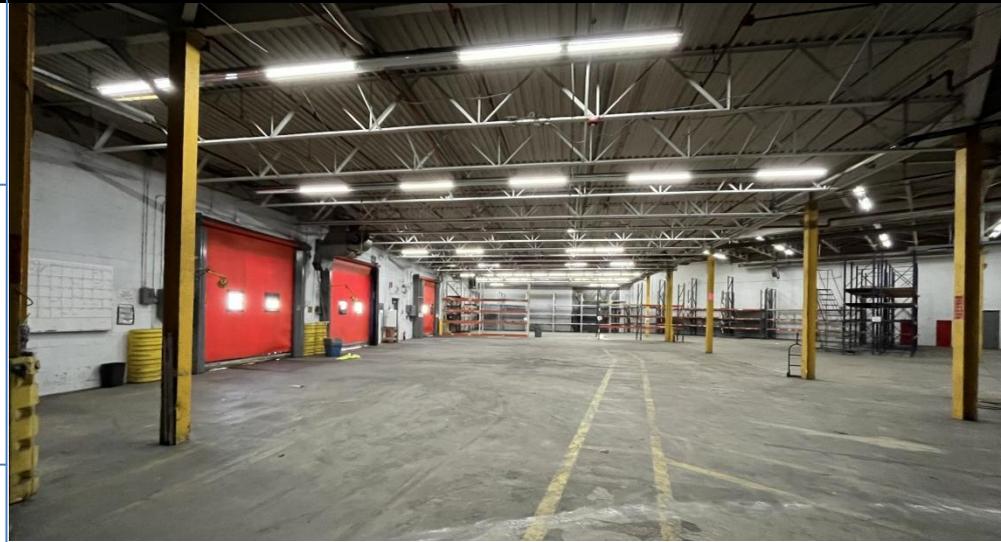
- ❖ 2 docks - 10' x 10' doors with powered load levelers
- ❖ 8'h x 12'w powered drive-in door
- ❖ 27,000 existing space + *9,000 +/- SF potential addition
- ❖ 1,600 SF Office, relatively turnkey
- ❖ Large Breakroom

40,000 SF +/- WAREHOUSE

- ❖ 7 Dock doors – 12'h x 10'w with load levelers
- ❖ 1 Drive-in door
- ❖ 18' to the Deck 3 private offices
- ❖ 800 SF Office - air conditioned & heated
- ❖ Private restrooms

6,642 SF +/- Two-Story OFFICE:

- ❖ Perimeter and interior offices
- ❖ Multiple conference rooms
- ❖ Kitchenette
- ❖ Can be leased separately or combined w/warehouse



Property Summary

Lease Rates (NNN)	Negotiable
2026 Est. Op-Exes	\$2.33/SF
Total Building	126,727 SF +/-
3 Spaces - Available SF	1) Warehouse – 27,000 to *36,000 SF +/- 2) Warehouse – 40,000 SF +/- 3) Office – 6,642 SF +/-
	40,000 Warehouse space can be subdivided to 20,000 SF +/- <i>*Planned expansion of 9,245 SF +/- can be added to (1)*</i>
Property Type	Industrial
Subtype	Commercial – Storage
Term	Negotiable
Dock Doors	1) 1-2 - 10' x 10' with powered load-levelers 2) 7 – 12'h x 10'w with powered load-levelers
Drive-In Doors	1) 1 - 8'h x 12'w powered 2) 1 – 12'h x 10'w powered
Column Spacing	1) Varied – 40' x 36' and 30' x 20' 2) 49' x 20'
Warehouse Clear Heights	1) Varied from 13' 7" to 20' 1" 2) 15'3"
Power	1) TBD amps (480v/277v 3-phase) 2) 400 amps (480V/277V 3-phase)
Zone	(PI) Planned Industrial
Total Site	45.00 acres
Parking	100 surface spaces at property plus trailer pkg.
Fire Protection	100% wet sprinklered



128 Old Brickyard Lane, Berlin, CT - Warehouse and Yard



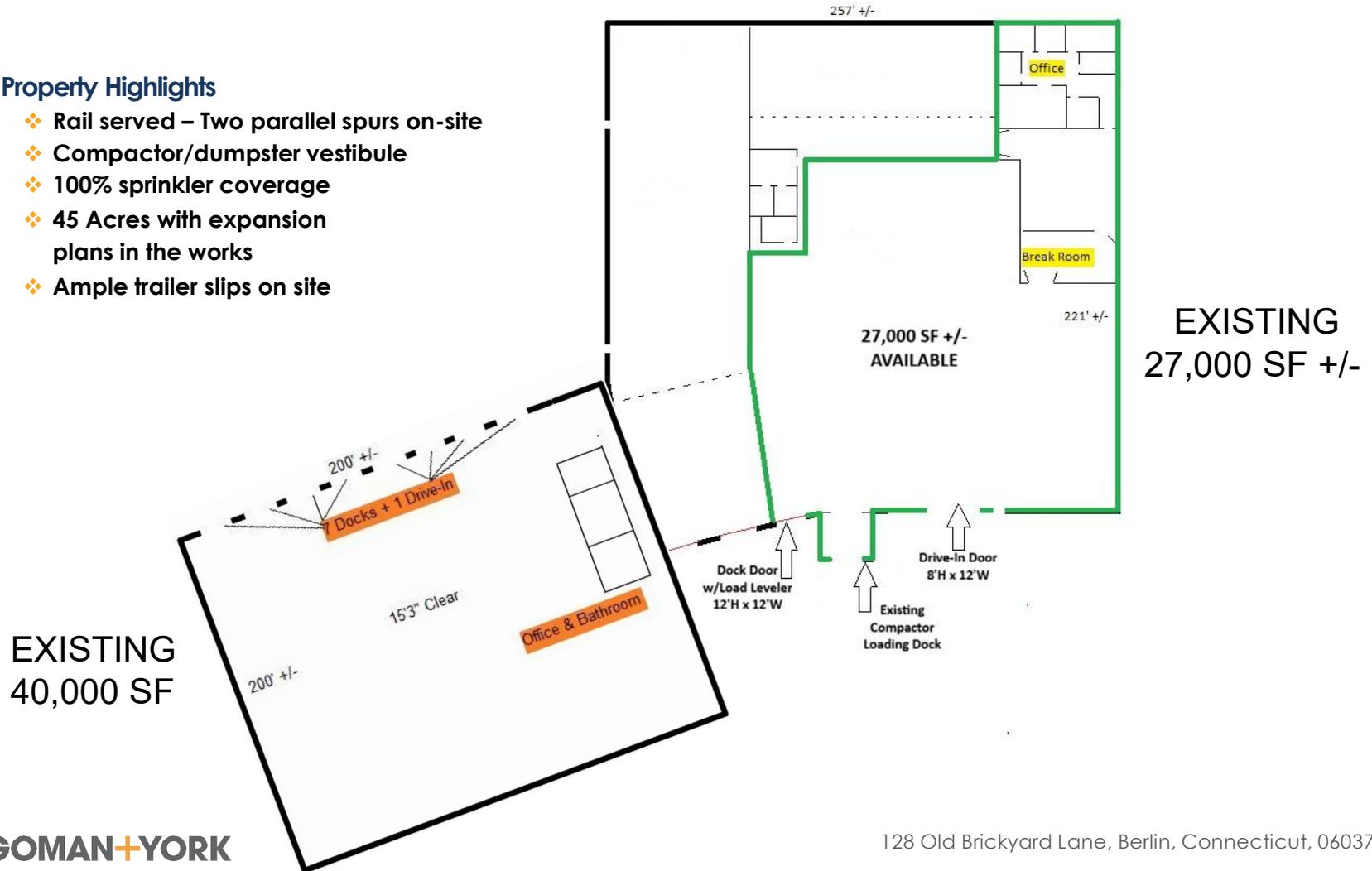
128 Old Brickyard Lane, Berlin, CT – 6,642SF +/- 2- Story Office Space



Floor Plan: Existing 40,000 and 27,000 +/- Spaces

Property Highlights

- ❖ Rail served – Two parallel spurs on-site
- ❖ Compactor/dumpster vestibule
- ❖ 100% sprinkler coverage
- ❖ 45 Acres with expansion plans in the works
- ❖ Ample trailer slips on site



128 Old Brickyard Lane Aerial With Availabilities



Potential Development Expansion Areas

6,642 SF Office

9,245 SF Potential Building Expansion

27,000 SF +/- Warehouse AVAILABLE

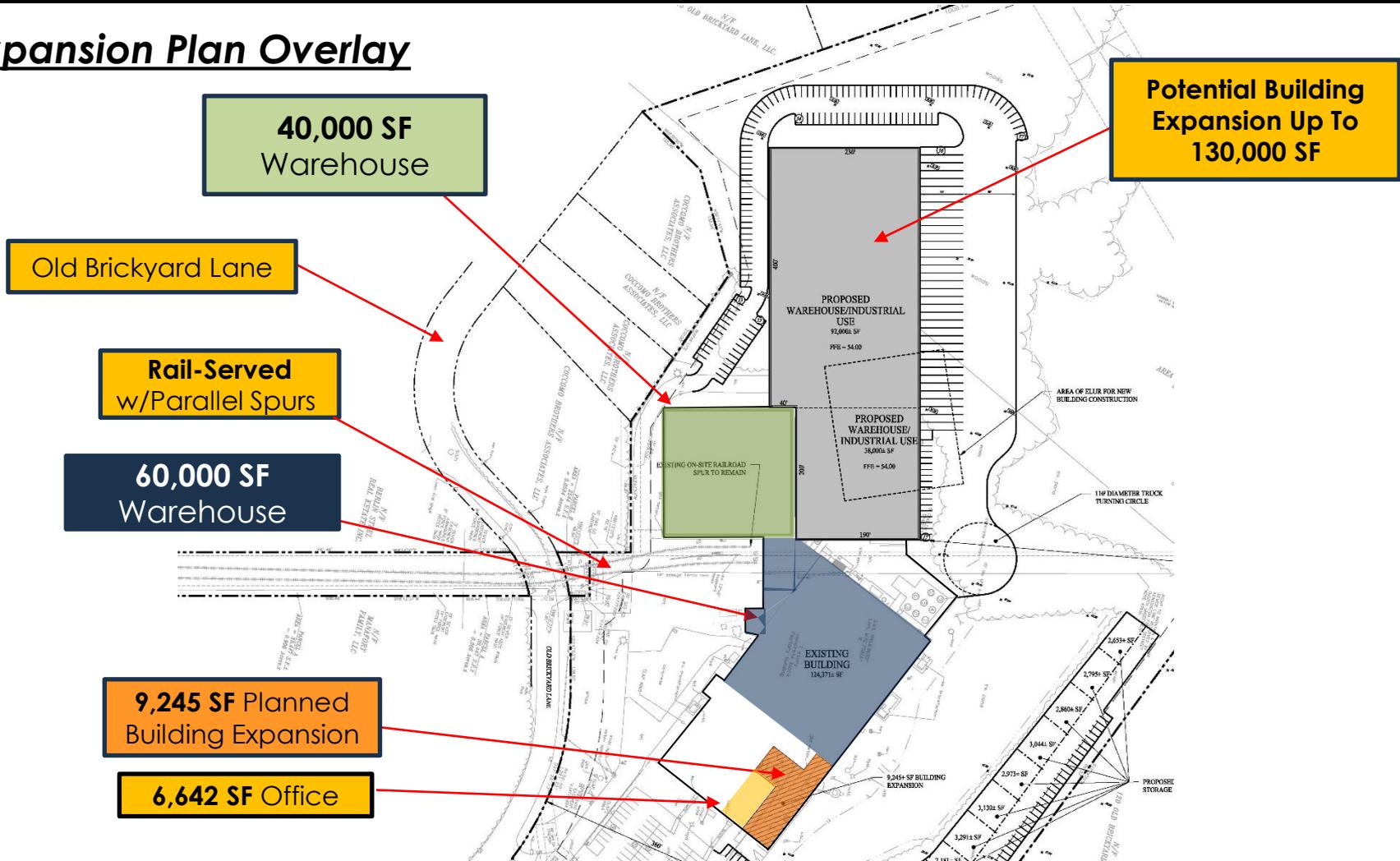
Rail-Served w/Parallel Spurs

40,000 SF Warehouse AVAILABLE



128 Old Brickyard Lane Site Plan

Expansion Plan Overlay



Local Trade Area



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