



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

51 OZICK DR, DURHAM, CT 06422

2,860– 6,500± SF FLEX INDUSTRIAL AND OFFICE SPACE

LEASE RATE \$12/SF GROSS + UTILITIES

HIGHLIGHTS

- 2,860 –6,500± SF Flex Industrial Space
 - 1,190-3,190 ± SF Office Space
- Located on 5.69± Acres
- 25' Clear Ceiling Height
- Two 14' Drive-In Doors
- Electric: 225amps
- Minutes from 1-91

CONTACT

Will Braun

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Office: 203-643-1007

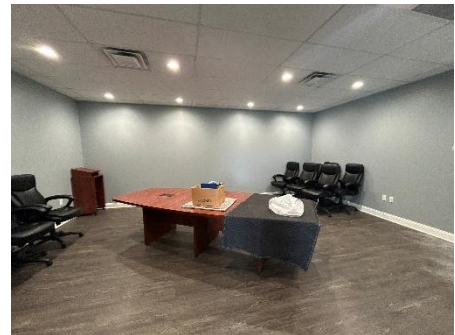
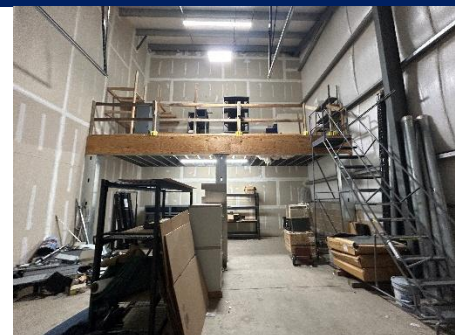
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Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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



FOR LEASE

LEASE RATE \$12/SF GROSS + UTILITIES

2,000-6,000± SF FLEX INDUSTRIAL SPACE

2,300± SF BUILT-OUT OFFICE

51 Ozick Dr, Durham, CT 06422

BUILDING INFORMATION

GROSS BLDG AREA: 9,000± SF

AVAILABLE AREA: 6,500± SF

WILL SUBDIVIDE TO: 2,860± SF

MAX CONTIGUOUS SF: 6,500± SF

OF FLOORS: 1

DRIVE-IN DOORS: Two 14' Overhead Doors

CLEAR HEIGHT: 25'

CONSTRUCTION: Metal

ROOF TYPE: Metal

YEAR BUILT: 2008

MECHANICAL EQUIPMENT

AIR CONDITIONING/HEAT: Central Air

ELECTRIC: 225 AMPs

SITE INFORMATION

SITE AREA: 5.69 ± Acres

ZONING: DD

PARKING: Parking Lot, 18± Spaces

SIGNAGE: Building

FRONTAGE: Route 68

HWY ACCESS: I-91

UTILITIES

SEWER/WATER: Well Water / Septic

GAS: TBD

TAXES

ASSESSMENT: \$379,190

MILL RATE: 37.39

TAXES: \$14,177.92

EXPENSES

RE TAXES: ☐ Tenant ☒ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☐ Tenant ☒ Landlord

MAINTENANCE: ☐ Tenant ☒ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



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