

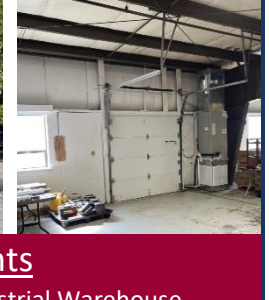
FOR SALE | 21,320± SF LIGHT INDUSTRIAL WAREHOUSE BUILDING
FOR LEASE | 10,820± SF AVAILABLE | 1 DOCK & 1 DRIVE-IN DOOR



2 Commerce Drive, North Branford, CT 06471

SALE PRICE: \$1,999,999 | LEASE RATE: \$7.95/SF NNN

Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 21,320± SF Light Industrial Warehouse Building Located on 2.07± Acres for Sale
- 10,820± SF For Lease
- Available Space has:
 - 1,500± SF Office space
 - 1 Loading Dock
 - 1 Drive-in Overhead Door
 - 1 Garage Door on the Shed Addition
- Potential for 2nd Dock
- 3 Drive-in Overhead Doors total in Building
 - (2) 8x8 Feet & (1) 10x10 Feet
- New Load Leveler
- 8' to 18' Ceiling Heights
- Roof is Ideal for Solar
- New 20-ton HVAC - Half of Building
- 2nd 20-ton HVAC to be Installed Soon
- 400+ Feet of Frontage on Route 22/80

For more information contact: **Will Braun | 203-804-6001 | wbraun@orlcommercial.com**

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
 While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLDG AREA 21,320± SF
 AVAILABLE AREA 10,820± SF
 WILL SUBDIVIDE TO 10,820± SF
 MAX AVAILABLE 10,820± SF
 OFFICE AREA 1,500± SF each side approx.
 OCCUPANCY 50% Leased
 NUMBER OF FLOORS 1
 CEILING HEIGHTS 8'- 18'
 LOADING DOCKS 1 – potential for 2nd
 DRIVE-IN DOORS 3 (8X8' & 10x10')
 CONSTRUCTION Steel
 ROOF TYPE Metal, Tin
 YEAR BUILT 1980

MECHANICAL EQUIPMENT

TYPE OF HEAT Gas, Hot Air
 ELECTRIC SERVICE Two Meters, 3 phase
 600amp each side

UTILITIES

SEWER Sewer
 WATER Public Connected
 GAS Yes

SITE INFORMATION

SITE AREA | ZONING 2.07± Acres | I-2
 PARKING Open Large Lot
 SIGNAGE Building
 VISIBILITY Excellent
 FRONTAGE 400+ Feet – on Route 22/80
 HWY ACCESS I-95
 TRAFFIC COUNT 19,193± - Route 22/80

EXPENSES

RE TAXES Tenant Landlord
 UTILITIES Tenant Landlord
 INSURANCE Tenant Landlord
 MAINTENANCE Tenant Landlord
 JANITORIAL Tenant Landlord

TAXES

ASSESSMENT \$595,000
 MILL RATE 35.93
 TAXES \$21,378.36

DIRECTIONS

Route 80 or Route 22 to
 Commerce Drive

COMMENTS

21,320± SF Industrial Warehouse building for Sale or Lease located at corner of Commerce Drive and Foxon Road (Route 22/80). There is 10,820± SF available for Lease with 1,500 SF of office space, 1 loading dock, 1 drive-in door overhead door, & 1 garage door on the shed addition. There is potential for a 2nd dock in the building, and there are 2 additional drive-in doors in the leased area. The building has a new load leveler, 8–18' ceilings, the roof is ideal for solar panels, new 20-ton HVAC in half of building with 2nd 20-ton HVAC to be installed soon, 2 meters in each of the 10,000± SF spaces with 3 phase power – 600amps on each side. The property has 400+ feet of frontage on Route 22/80 and is situated on 2.07± acres with ample parking.

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