

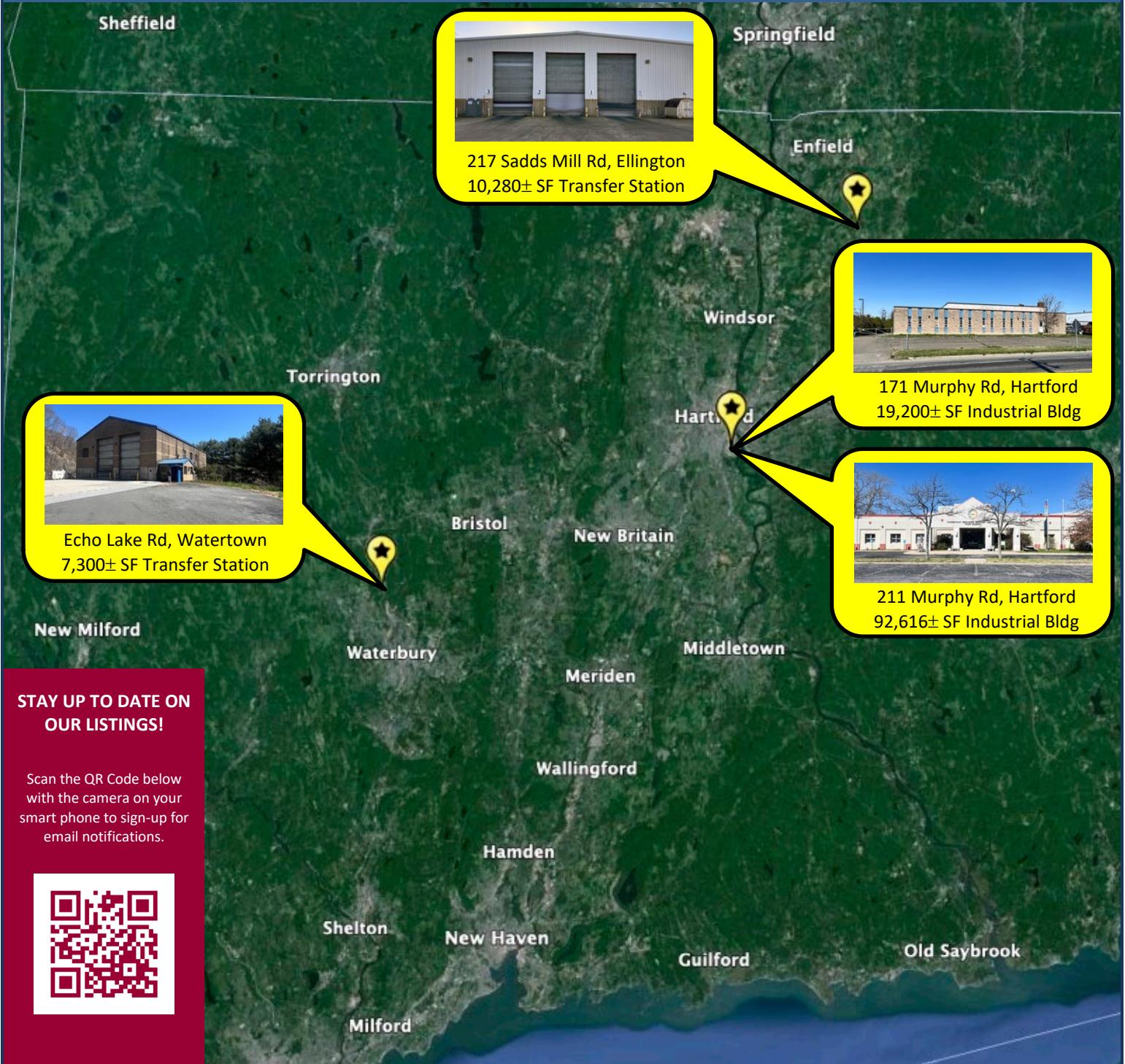
# FOR SALE & LEASE | 4 INDUSTRIAL PROPERTIES

## FORMER SOLID WASTE TRANSFER & RECYCLING STATIONS

Ranked in Top  
50 Commercial  
Firms in U.S.



217 Sadds Mill Road, Ellington, CT | 10,280± SF | Sale Price: \$699,000 | Lease Rate: \$8.50/SF NNN  
 171 Murphy Road, Hartford, CT | 19,200± SF | Sale Price: \$1,000,000  
 211 Murphy Road, Hartford, CT | 92,616± SF | Sale Price: \$8,900,000 | Includes Weigh Station & Rail Spur  
 Echo Lake Road, Watertown, CT | 7,300± SF | Sale Price: \$699,000 | Includes Weigh Station



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O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

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Echo Lake Road, Watertown, CT | 7,300± SF | Sale Price: \$699,000 | Includes Weigh Station

217 Sadds Mill Road, Ellington, CT 06029

10,280± SF Former Solid Waste Transfer Station

**SALE PRICE: \$699,000 | LEASE RATE: \$8.50/SF NNN**

Contact: Thomas Wilks | 860.761.6018 | [twilks@orlcommercial.com](mailto:twilks@orlcommercial.com)  
or Luke Massirio | 860.761.6016 | [lmassirio@orlcommercial.com](mailto:lmassirio@orlcommercial.com)



Echo Lake Road, Watertown, CT 06795

7,300± SF Former Solid Waste Transfer Station

**SALE PRICE: \$699,000**

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or Will Braun | 203.804.6001 | [wbraun@orlcommercial.com](mailto:wbraun@orlcommercial.com)



171 Murphy Road, Hartford, CT 06114

19,200± SF Industrial Building

**SALE PRICE: \$1,000,000**

Contact: Thomas Wilks | 860.761.6018 | [twilks@orlcommercial.com](mailto:twilks@orlcommercial.com)  
or Luke Massirio | 860.761.6016 | [lmassirio@orlcommercial.com](mailto:lmassirio@orlcommercial.com)



211 Murphy Road, Hartford, CT 06114

96,616± SF Industrial Building

**SALE PRICE: \$8,900,000**

Contact: Thomas Wilks | 860.761.6018 | [twilks@orlcommercial.com](mailto:twilks@orlcommercial.com)  
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# FOR SALE | 19,200± SF INDUSTRIAL BUILDING

171 Murphy Road, Hartford, CT 06114 | SALE PRICE: \$1,000,000

## BUILDING INFORMATION

GROSS BLD. AREA	19,200± SF
AVAILABLE AREA	19,200± SF
MAX CONTIGUOUS AREA	19,200± SF
OFFICE AREA	2,775± SF
NUMBER OF FLOORS	1
CLEAR HEIGHT	TBD
LOADING DOCKS	3
DRIVE-IN DOORS	1
CONSTRUCTION	Steel Frame / Brick / Block
ROOF TYPE	Flat, Tar & Gravel
YEAR BUILT	1970

## SITE INFORMATION

SITE AREA	1.27 Acres
ZONING	ID-1
PARKING	1.04/1000
SIGNAGE	On-Building
VISIBILITY	Excellent
FRONTAGE	157'
HWY.ACCESS	I-91, Exit 27

## UTILITIES

SEWER	City
WATER	City
GAS	Yes

## TAXES

ASSESSMENT	\$520,660
MILL RATE	68.95
TAXES	\$35,900

## MECHANICAL EQUIPMENT

AIR CONDITIONING	Office Only (20%)
TYPE OF HEAT	Gas, Hot Water/Hanging Units
SPRINKLERED	Partially
ELECTRIC SERVICE	TBD

**COMMENTS** Phase One Environmental Assessment Available by June 30, 2024. Recent Full Roof Replacement and Asbestos Abatement. One Block from Brainard Airport. Adjacent Property (211 Murphy Rd) is also available for sale.

**DIRECTIONS** I-91, Exit 27. Straight onto Murphy Road. Property is on the left.



## 171 Murphy Rd Property Highlights

- 19,200± 1-story building
- 1.27 Acres in ID-1 Zone
- Parking Ratio: 1.04/1000
- Signage: On-Building
- Recent Full Roof Replacement and Asbestos Abatement
- 3 Docks, 1 Drive-in Door
- Phase One Environmental Assessment Available by 6/30/24
- I-91, Exit 27
- 1 Block from Brainard Airport

# FOR SALE | 92,616± SF INDUSTRIAL BUILDING

211 Murphy Road, Hartford, CT 06114 | SALE PRICE: \$8,900,000

## BUILDING INFORMATION

GROSS BLD. AREA	92,616± SF
AVAILABLE AREA	92,616± SF
MAX CONTIGUOUS AREA	92,616± SF
OFFICE AREA	17,096± SF
NUMBER OF FLOORS	1
CLEAR HEIGHT	TBD
LOADING DOCKS	4
DRIVE-IN DOORS	9
CONSTRUCTION	Steel Frame / Concrete
ROOF TYPE	Gable/Hip, Tar & Gravel
YEAR BUILT	1968

## SITE INFORMATION

SITE AREA	7.79 Acres
ZONING	ID-1
PARKING	Ample
SIGNAGE	On-Building
VISIBILITY	Excellent
FRONTAGE	519'
HWY.ACCESS	I-91, Exit 27

## UTILITIES

SEWER	City
WATER	City
GAS	Yes

## TAXES

ASSESSMENT	\$7,790,860
MILL RATE	68.95
TAXES	\$537,180

## MECHANICAL EQUIPMENT

AIR CONDITIONING	Front Office/Museum has A/C, Rear Office has portable A/C units
TYPE OF HEAT	Gas, Hot Water
SPRINKLERED	Front – Dry Sprinkler System Rear – Wet Sprinkler System
RAIL ACCESS	Yes, Access Rights to Rail Spur
WEIGH STATION	Including Truck Scale & Scale House

**COMMENTS** Includes Weigh Station. Fully Equipped and Permitted (inactive) Single and Dual Stream Recycling Facility. Permitted as a Volume Reduction Plant for designated recyclable items. Adjacent Property (171 Murphy Rd) is also available for sale.

**DIRECTIONS** I-91, Exit 27. Straight onto Murphy Road. Property is on the left.



## 211 Murphy Rd Property Highlights

- 92,616± SF 1-story (inactive) Fully Equipped, Permitted Single and Dual Stream Recycling Facility
- 7.79 Acres in ID-1 Zone
- Ample Parking
- Access Rights to Rail Spur
- 4 Docks, 9 Drive-in Doors
- Weigh Station Including Truck Scale & Scale House
- Phase One Environmental Assessment Available by 6/30/24
- I-91, Exit 27
- 1 Block from Brainard Airport

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# FOR SALE & LEASE | 10,280± SF FORMER SOLID WASTE TRANSFER STATION

217 Sadds Mill Road, Ellington, CT 06029 | SALE PRICE: \$699,000 | LEASE RATE: \$8.50/SF NNN



## 217 Sadds Mill Rd Property Highlights

- 10,280± SF 2-story currently (inactive) Fully Permitted Waste Transfer Station
- 26' Clear Height
- 5 Drive-in Doors | 8 Parking
- 3.65± Usable Acres will be subdivided from 34.65± acre total site if sold\*
- Signage: On-fence & Pylon
- Zoning: Industrial
- Frontage: 1,015'
- I-91, Exit 45
- Phase One Environmental Assessment Available by 6/30/24
- 14 Miles to Bradley

### BUILDING INFORMATION

GROSS BLD. AREA	10,280± SF
AVAILABLE AREA	10,280± SF
MAX CONTIGUOUS AREA	10,280± SF
NUMBER OF FLOORS	1
CLEAR HEIGHT	26'
DRIVE-IN DOORS	5 (3 - 16'x26') (2 - 14' x 14')
CONSTRUCTION	Steel Frame
ROOF TYPE	Gable, Enamel Metal Shingle
YEAR BUILT	1990

### MECHANICAL EQUIPMENT

AIR CONDITIONING	None
TYPE OF HEAT	Electric Baseboard
ELECTRIC SERVICE	400 A, 120/240 V, 3 phase
FIRE SYSTEM	60,000 Gallon Fire suppression Tank
SCALE	2 Scales – a main scale and a loadout scale

**COMMENTS** Former Solid Waste Transfer Station, Approximately 3.65 Usable Acres (Will be Subdivided from 34.65 Acre Total Site if Sold), Currently Fully Permitted (inactive) Waste Transfer Station, Phase One Environmental Assessment Available by June 30, 2024, 14 Miles to Bradley International Airport. \*Subject to Department of Energy and Environmental Protection Approvals

**DIRECTIONS** I-91, Exit 45. Right on CT-140 E. Right on Melrose Rd. Property on left in 1.4 miles.

### SITE INFORMATION

SITE AREA	3.65± Usable acres Total site 34.65 Acres
ZONING	Industrial
PARKING	8 Spaces
SIGNAGE	On-fence & Pylon
FRONTAGE	1,015' for total parcel 125' for useable acres
HWY.ACCESS	I-91, Exit 45

### UTILITIES

SEWER/WATER	Private, Septic System for Sanitary Water, Separate Holding Tank for Tip Floor Water
WATER	Private Well
GAS	No

### EXPENSES

RE TAXES/INSURANCE	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
MAINTENANCE	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord

# FOR SALE | 7,300± SF FORMER SOLID WASTE TRANSFER STATION

Echo Lake Road, Watertown, CT 06795 | SALE PRICE: \$699,000



## Echo Lake Road Property Highlights

- 7,108± 2-story currently (inactive) 100,000+ ton Annual Capacity Waste Transfer Station with 2 (25') Large Bay Doors
- 9.83± acres in IR-80 Zone
- 3 Canopied Trailer Loading Stations
- Weigh Station Including new 120,000 lbs Truck Scale & Scale House
- Phase One Environmental Assessment Available by 6/30/24
- 60,000 Gallon Fire Suppression Tank
- Easy Access to Rte 8 & I-84

### BUILDING INFORMATION

GROSS BLDG AREA	7,300± SF
AVAILABLE AREA	7,108± SF Industrial Warehouse 192± SF Scale House
NUMBER OF FLOORS	1
CLEAR HEIGHT	26.5'
DRIVE-IN DOORS	2 (25')
CONSTRUCTION	Masonry
ROOF TYPE	Metal Roof, Excellent Condition
YEAR BUILT	1990

### MECHANICAL EQUIPMENT

AIR CONDITIONING	None
TYPE OF HEAT	None
SPRINKLERED	None
ELECTRIC SERVICE	TBD
SCALE	2 scales – a new 120,000 lbs truck main scale and a loadout scale

**COMMENTS** Former solid transfer station with 2 buildings; new truck scale and 192± SF scale house and a 7,108± SF industrial warehouse building with 2 large (25') bay doors and a small portion is fitted for office space.

**DIRECTIONS** I-84 to CT-8 to CT-262/State Hwy in Watertown, take Exit 37 from CT-8 to Echo Lake Rd.

### SITE INFORMATION

SITE AREA	9.83± Acres
ZONING	IR-80
PARKING	Open Ample
VISIBILITY	Good
FRONTAGE	743.35'
HWY.ACCESS	Route 8 to I-84

### UTILITIES

SEWER	Private, Holding Tank for minimal use, plus leachate tank for wastewater collection
WATER	Private Well
GAS	Propane



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