



FOR LEASE: 30,000 – 117,245 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 117,245 square feet of rail-served warehouse and office space** at 128 Old Brickyard Lane in Berlin, CT

***69,245 SF +/- WAREHOUSE / MANUFACTURING**

- ❖ 3 docks - 10' x 10' doors with powered load levelers
- ❖ 8'h x 12'w powered drive-in door
- ❖ 60,000 Existing + *9,245 SF expansion planned*
- ❖ 2,000 SF Office, relatively turnkey
- ❖ Breakroom, Locker Area, Bathrooms

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)	\$5.75 - \$7.75/SF Warehouse (\$12.00/SF Office)
2024 Operating Exp.	\$1.79/SF
Total Building	126,727 SF +/-
3 Spaces - Available SF	1) Warehouse – 30,000 to *69,245 SF +/- 2) Warehouse – 40,000 SF +/- 3) Office – 6,642 SF +/-
	<i>Adjacent Warehouse spaces can be subdivided or combined for 117,245 SF +/-</i> <i>*Planned expansion of 9,245 SF +/- can be added*</i>
Property Type	Industrial
Subtype	Commercial – Storage
Term	Negotiable
Dock Doors	1) 3 - 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) 600 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

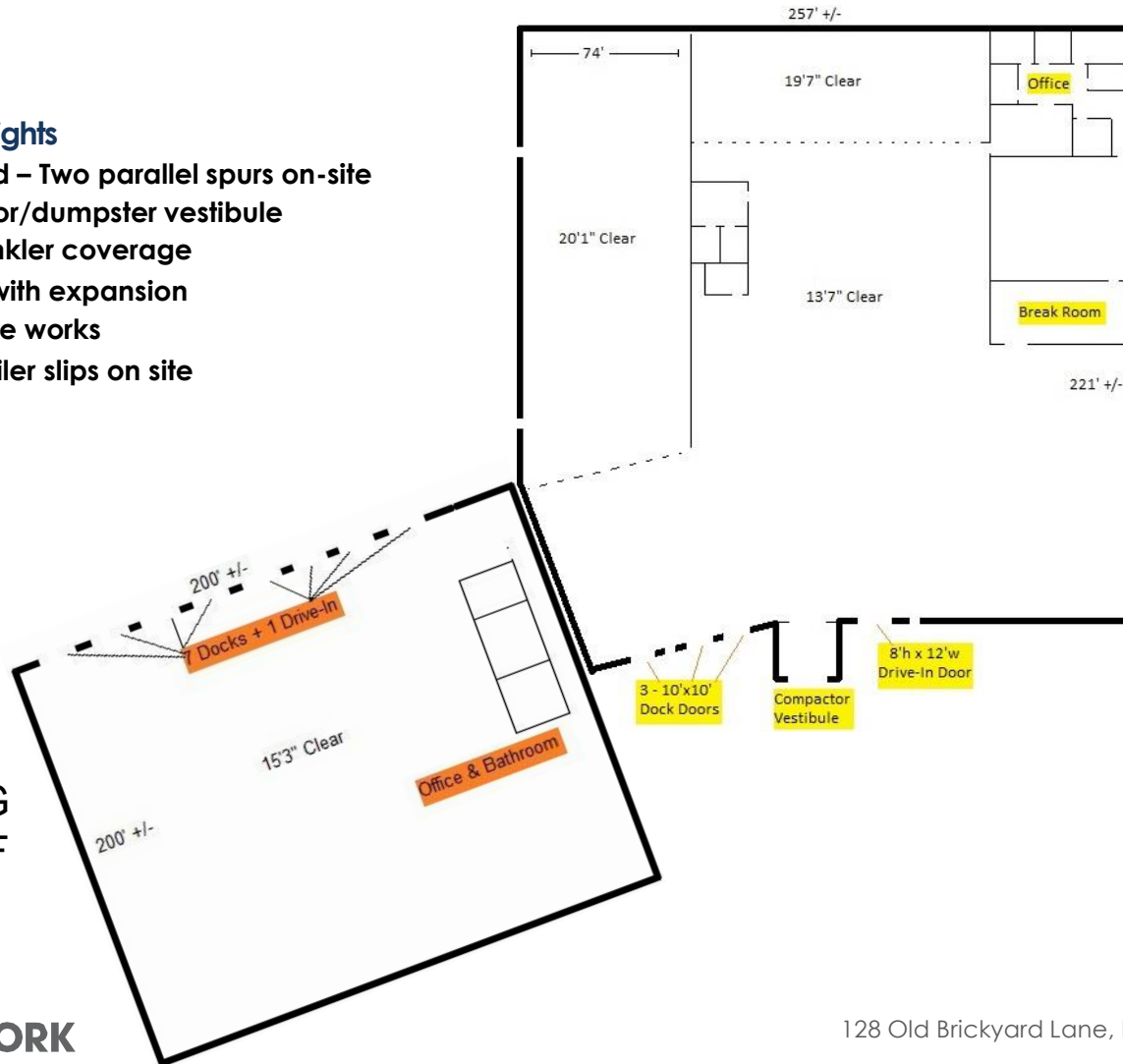


Floor Plan: Existing 40,000 and 60,000 +/- Spaces

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

EXISTING
40,000 SF



EXISTING
60,000 SF

128 Old Brickyard Lane Aerial With Availabilities



Planned
Expansion Areas

6,642 SF Office

9,245 SF Planned
Building Expansion

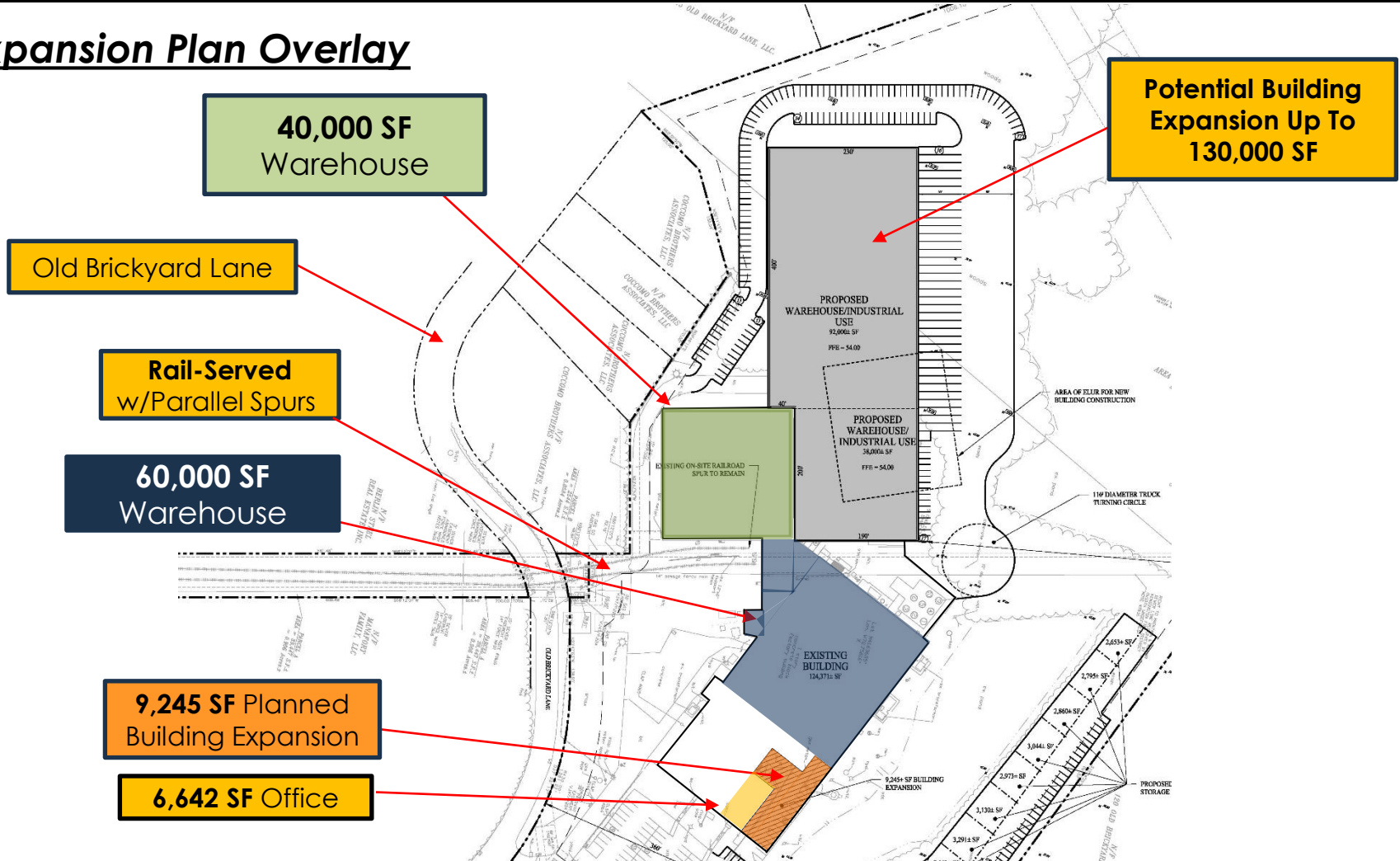
60,000 SF
Warehouse

Rail-Served
w/Parallel Spurs

40,000 SF
Warehouse

128 Old Brickyard Lane Site Plan

Expansion Plan Overlay



Local Trade Area



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