

FOR LEASE

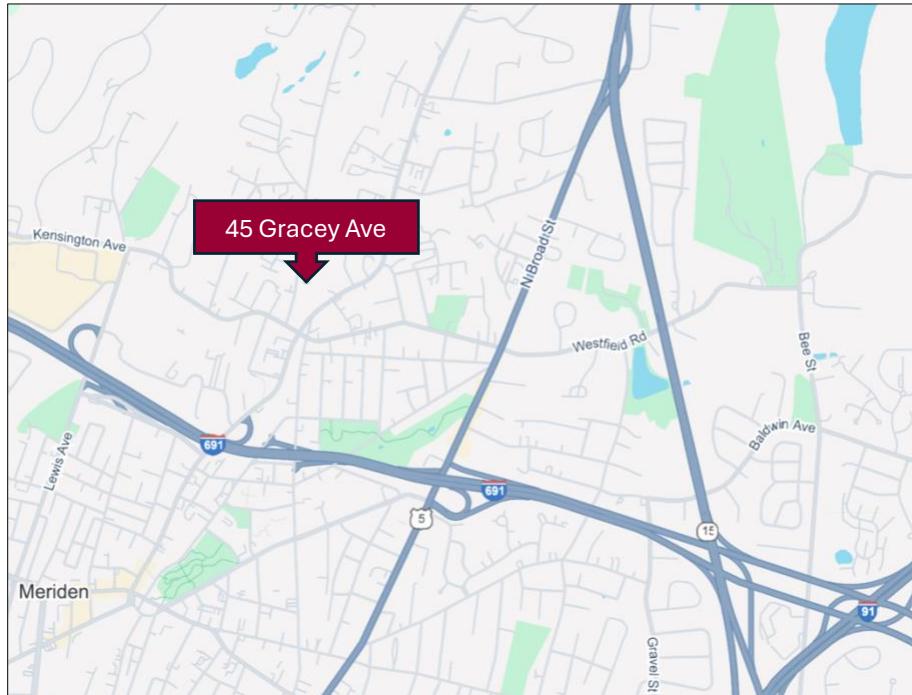
45 Gracey Ave, Meriden, CT 06451

10,000± SF WAREHOUSE AVAILABLE | 21,000± SF OFFICE SPACE AVAILABLE

LEASE RATE VARIES BY SPACE

HIGHLIGHTS

- Warehouse: 10,000± SF (**\$7.50/SF NNN**)
- Office: 10,400± SF 1st Floor (**\$8/SF NNN**)
- Office: 10,824± SF 2nd Floor (**\$5/SF NNN**)
- Land available for outside storage and truck parking
- Easy access to I-84 via I-691, and I-91
- Low Triple Net Expenses
- 100% A/C in Office Area



CONTACT

Mark Berkowitz

Cell: (860) 874-8421

Office: (860) 761-6009

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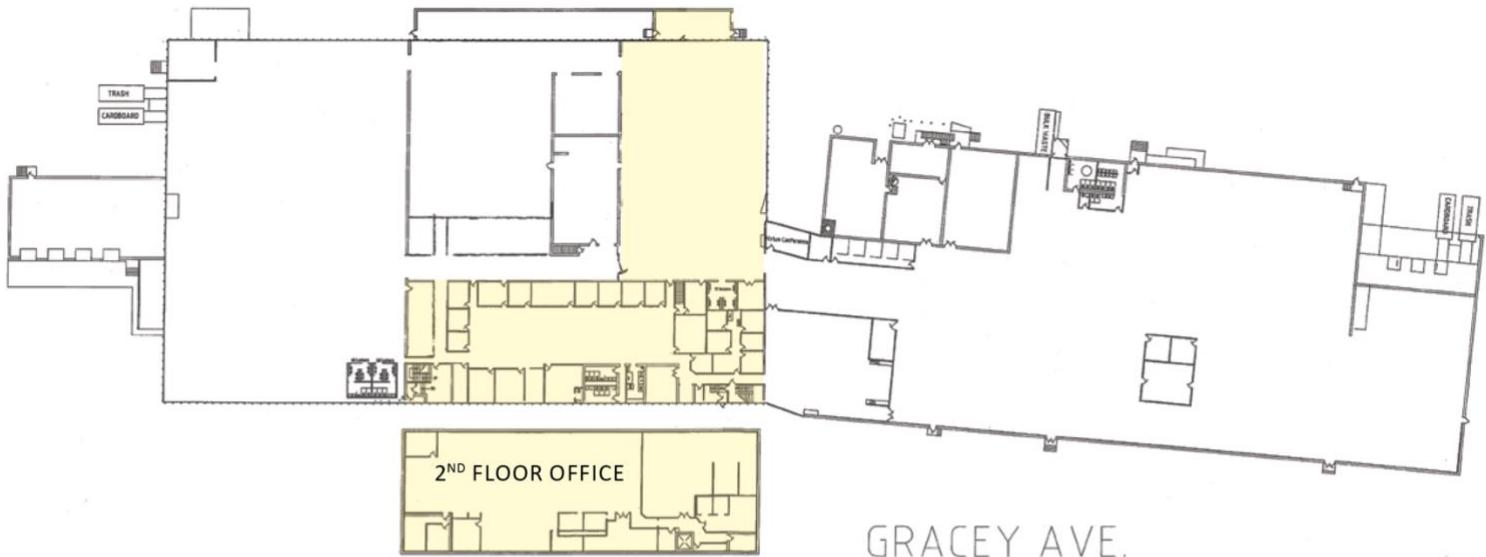
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | ☎ (860) 721-7882

2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | ☎ (203) 315-4046

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

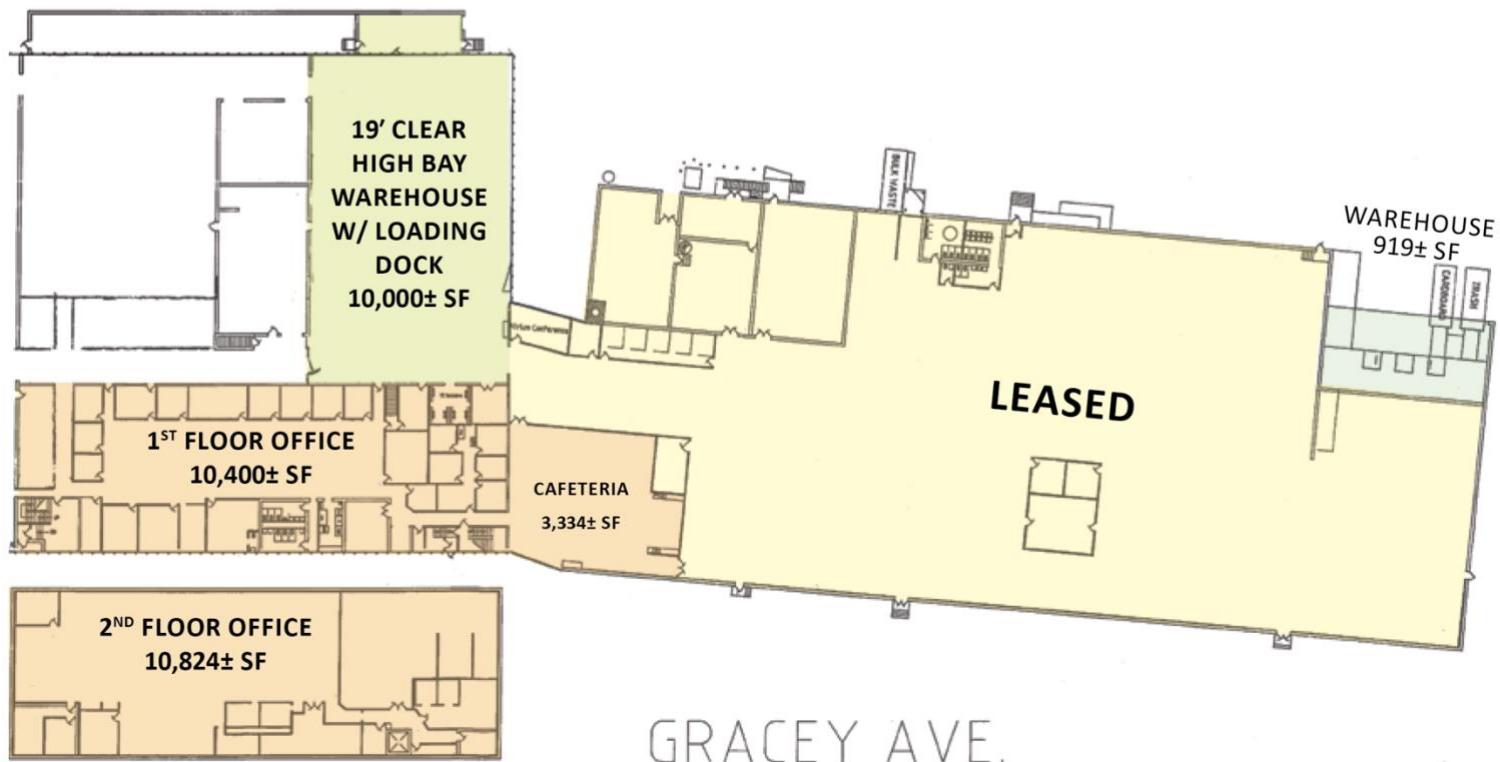
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

31,224± SF AVAILABLE



GRACEY AVE.

66,409± SF BREAKDOWN



GRACEY AVE.



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LEASE RATE VARIES BY SPACE

45 Gracey Ave, Meriden, CT 06451

31,224± SF TOTAL AVAILABLE

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COMMERCIAL



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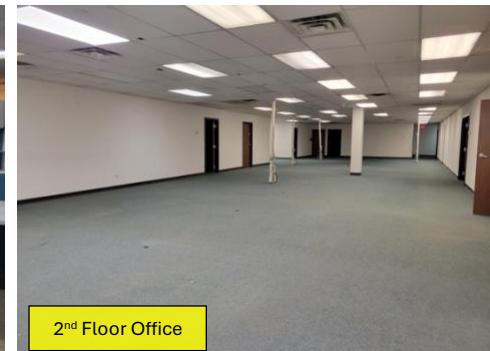
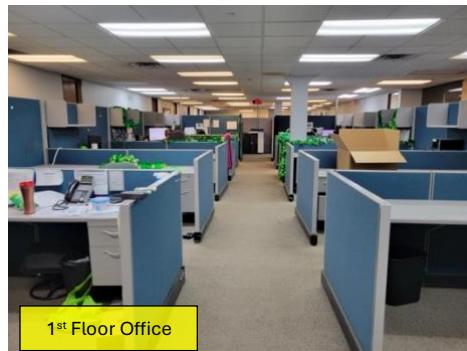
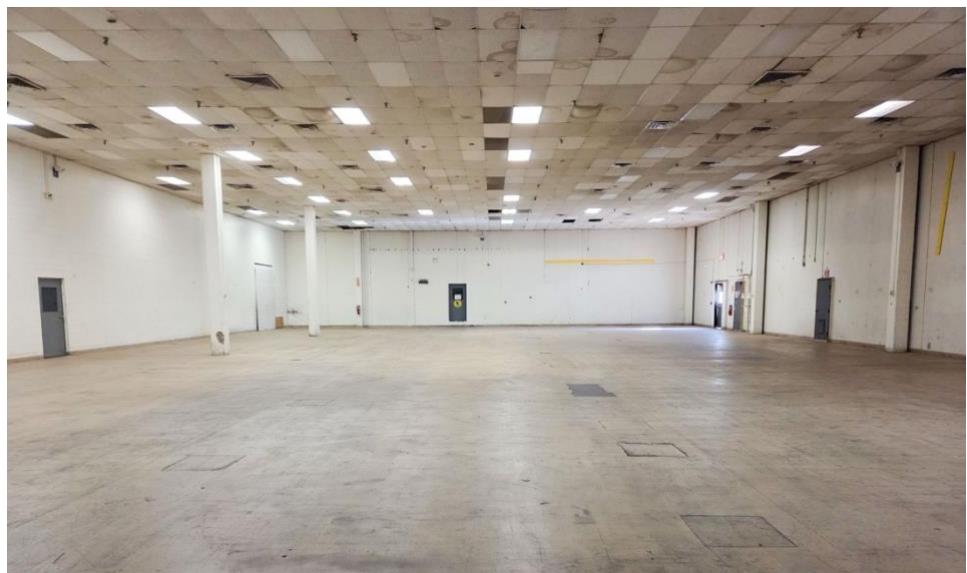
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BUILDING INFORMATION:**GROSS BLD. AREA** 119,775± SF**AVAILABLE AREA** 31,224± SF**NUMBER OF FLOORS** 2**SPACE BREAKDOWN**

Warehouse: 10,000± SF (\$7.50/SF NNN)

Office: 10,400± SF 1st Floor (\$8/SF NNN)Office: 10,824± SF 2nd Floor (\$5/SF NNN)**LOADING DOCKS** 1 (10'x10')**COLUMN SPACING** 30' x 60'**CLEAR HEIGHT** 19'**ROOF TYPE** Flat, Rubber**YEAR BUILT** 1953**MECHANICAL EQUIPMENT:****AIR CONDITIONING** 100% A/C in Office**HEAT** Gas**SPRINKLERED** 100% Wet Sprinkler System**ELECTRIC** 277/480V, 3 phase, 3200 AMPS**GENERATOR** Generac 20KW**SITE INFORMATION:****SITE AREA** 8 Acres**ZONING** M-3**PARKING** Ample**SIGNAGE** On Building**VISIBILITY** Good**FRONTAGE** 1,597' on Gracey Ave**HWY ACCESS** I-691, I-91, I-84**UTILITIES:****SEWER/WATER** City**GAS** Natural Gas**TAXES:****ASSESSMENT** \$1,164,450**MILL RATE** 32.02**TAXES** \$44,843 (\$0.37/SF)**EXPENSES:****RE TAXES** Tenant Landlord**UTILITIES** Tenant Landlord**INSURANCE** Tenant Landlord**MAINTENANCE** Tenant Landlord**NNN EXPENSES** \$2.00±/SF**CONTACT:** Mark Berkowitz

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