



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

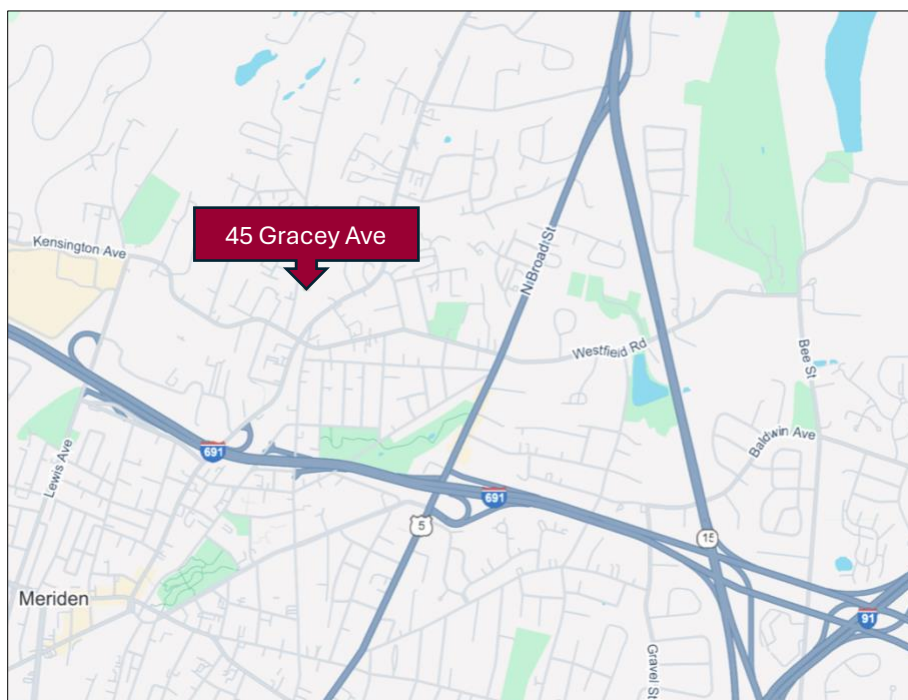
CONTACT

Mark Berkowitz

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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.



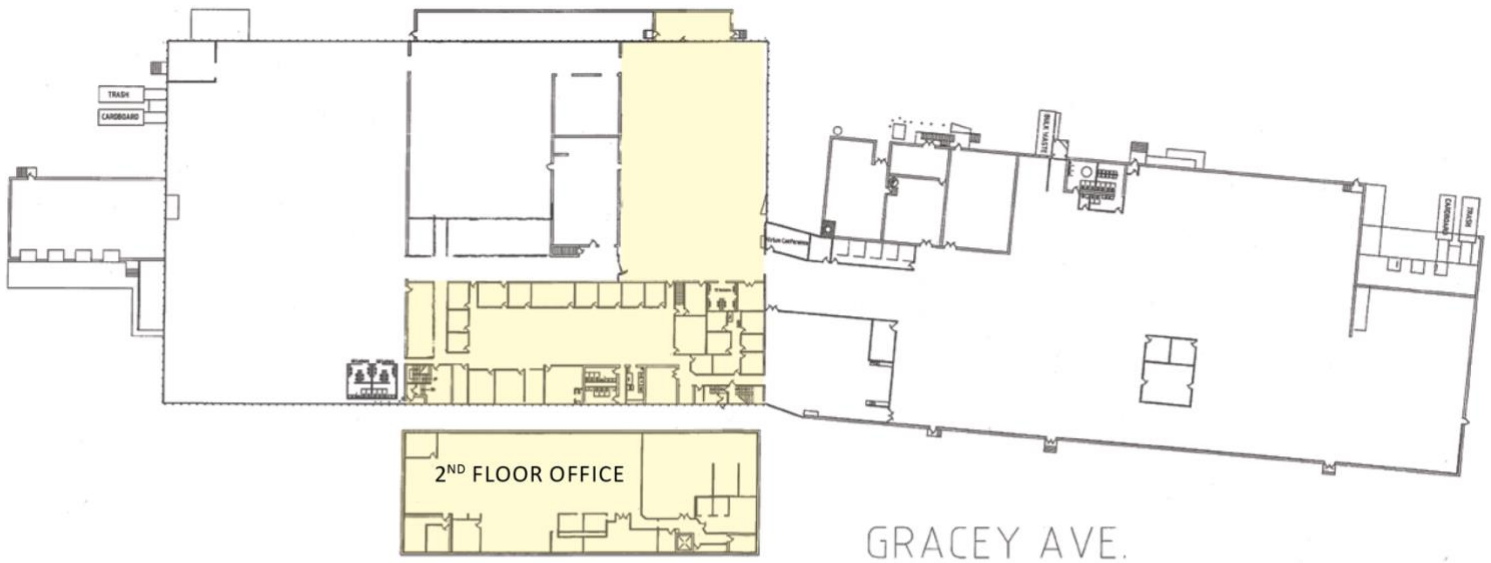
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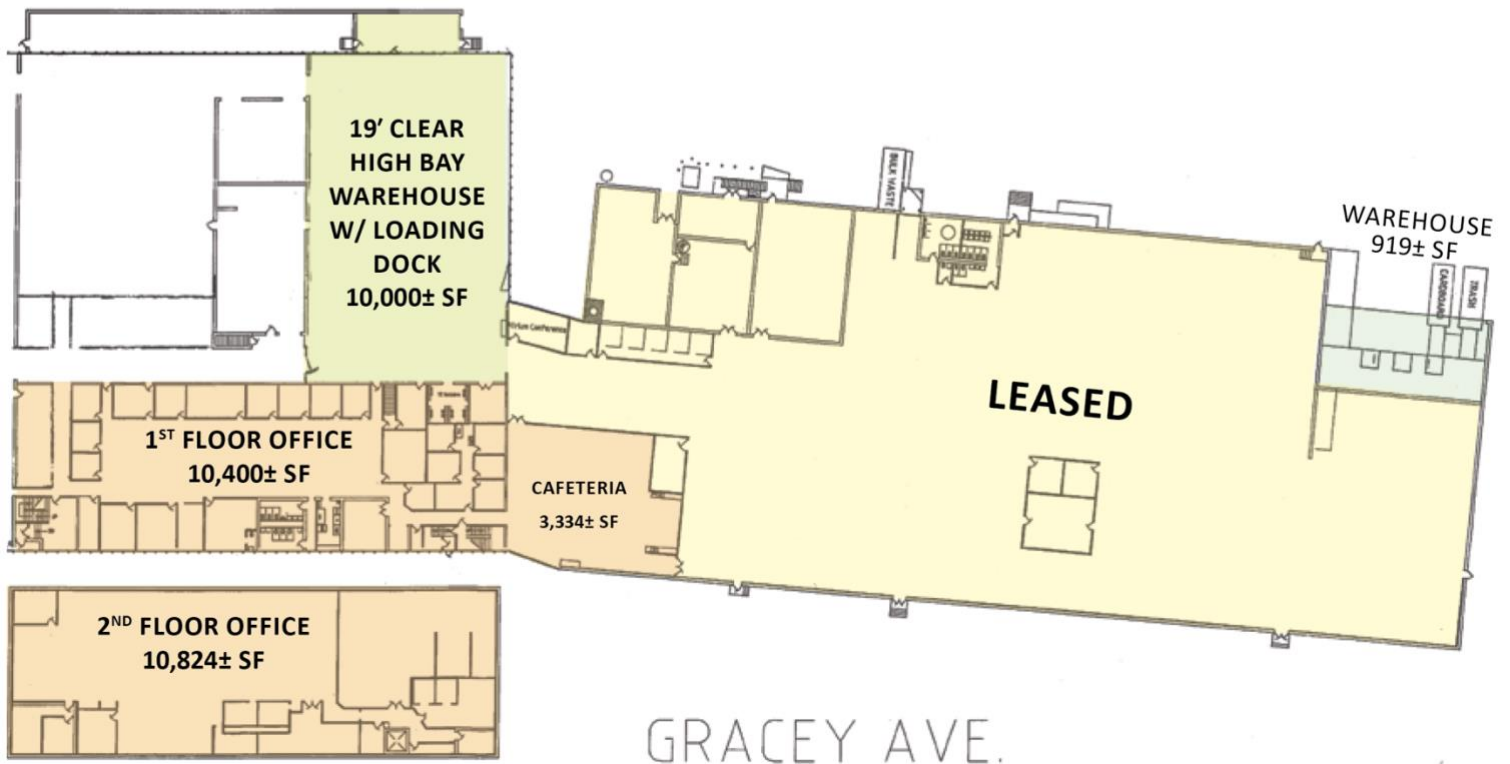
45 Gracey Ave, Meriden, CT 06451

31,224± SF TOTAL AVAILABLE

31,224± SF AVAILABLE



66,409± SF BREAKDOWN



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31,224± SF TOTAL AVAILABLE

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:

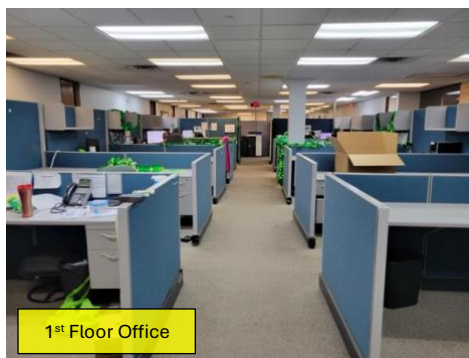
RE TAXES ☒ Tenant ☐ Landlord

UTILITIES ☒ Tenant ☐ Landlord

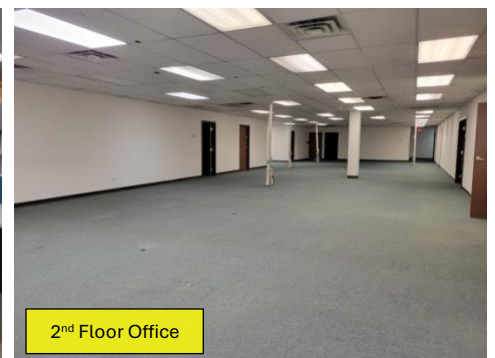
INSURANCE ☒ Tenant ☐ Landlord

MAINTENANCE ☒ Tenant ☐ Landlord

NNN EXPENSES \$2.00±/SF



1st Floor Office



2nd Floor Office

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