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# FOR LEASE

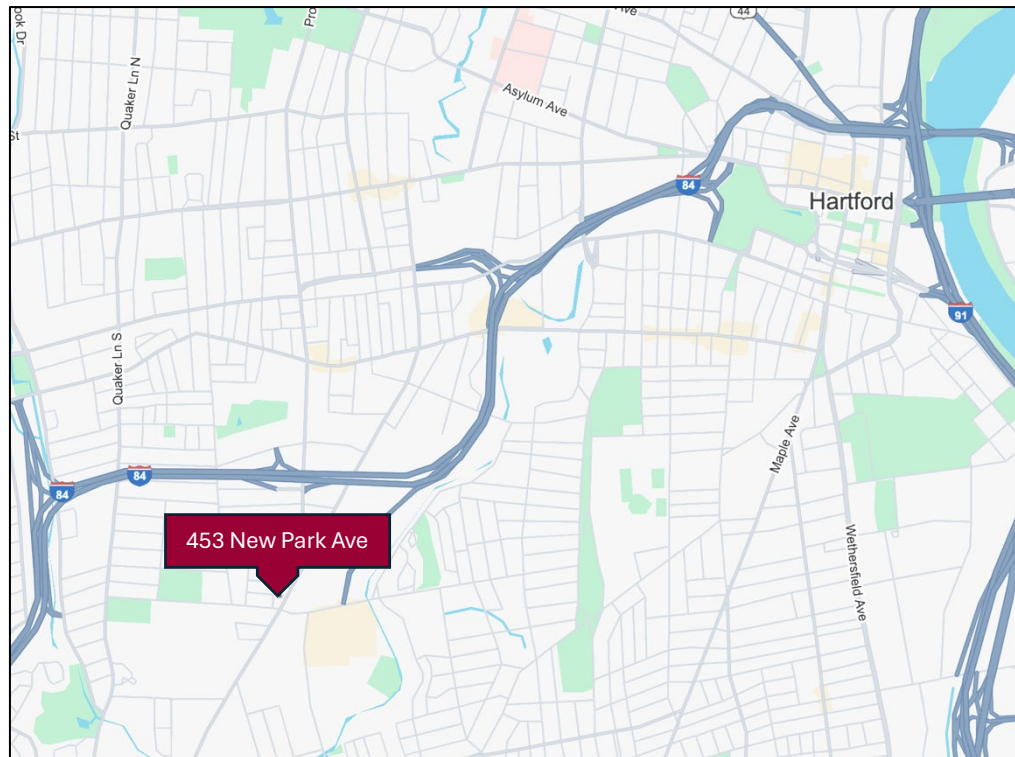
453 New Park Ave, West Hartford, CT 06110

10,084± SF INDUSTRIAL BUILDING

LEASE RATE \$9.50/SF NNN

## HIGHLIGHTS

- 10,084± SF Industrial Building
  - Warehouse: 8,644± SF
  - Office: 1,440± SF
- 1 Story
- 12' clear height
- 0.36± Acres
- Zoning: BG
- Traffic: 12,000± ADT
- I-84, Exit 45 (Flatbush Exit)
- Permitted uses include:
  - Light industrial or manufacturing, fabrication, wholesale business & storage use, adult daycare, cannabis retail or dispensary facility



## CONTACT

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

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**453 New Park Ave, West Hartford, CT 06110**

**10,084± SF INDUSTRIAL BUILDING**

## BUILDING INFORMATION

**GROSS BLD. AREA:** 10,084± SF

Warehouse: 8,644± SF

Office: 1,440± SF

**# OF FLOORS:** 1

**DOCKS:** (2) 8' x 8'

**CLEAR HEIGHT:** 12'

**CONSTRUCTION:** Masonry / Concrete

**ROOF TYPE:** Flat

**YEAR BUILT:** 1948

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** TBD

**HEAT:** Forced Hot Air

**SPRINKLERED:** No

**POWER:** 400 AMP, 240 VAC, 3PH

## SITE INFORMATION

**SITE AREA:** 0.36± Acre

**ZONING:** BG

**PARKING:** Parking in rear

**SIGNAGE:** On-Building

**VISIBILITY:** Excellent on New Park Ave

**HWY ACCESS:** I-84, Exit 45 (Flatbush Exit)

**TRAFFIC COUNT:** 12,000± ADT

## UTILITIES

**SEWER:** Public

**WATER:** Public

**GAS:** Yes

## TAXES

**ASSESSMENT:** \$313,530

**MILL RATE:** 42.35

**TAXES:** \$13,278/year, \$1.32/SF

## EXPENSES

**RE TAXES:** ☒ Tenant ☐ Landlord

**UTILITIES:** ☒ Tenant ☐ Landlord

**INSURANCE:** ☒ Tenant ☐ Landlord

**MAINTENANCE:** ☒ Tenant ☐ Landlord



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