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Commercial Firms in U.S.



FOR LEASE

2400R Berlin Turnpike, Newington, CT
1,175 SF and 1,450 SF Cold Storage Warehouse

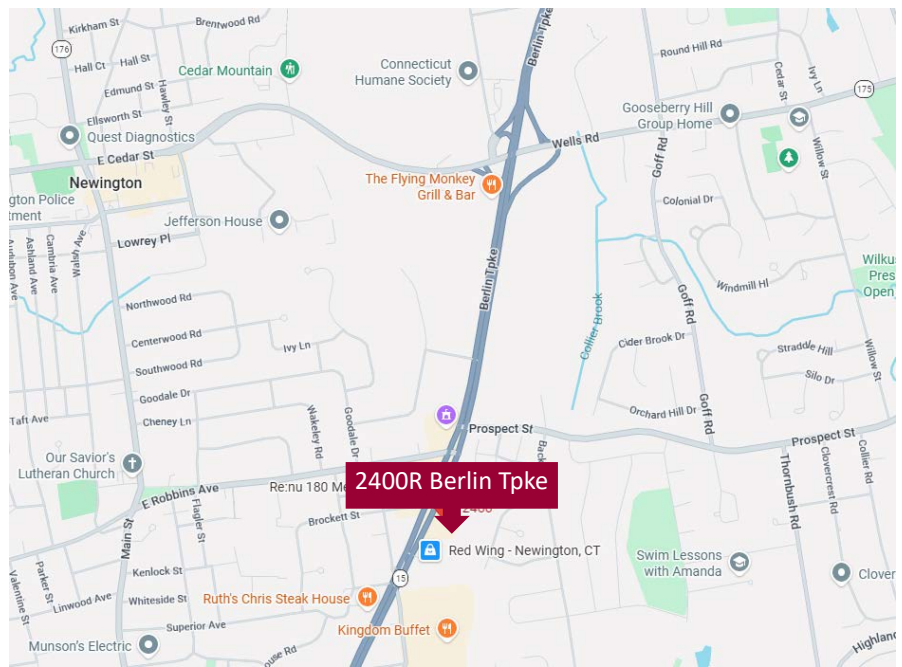
LEASE RATE: 1,175 SF = \$1,175/month Gross | 1,450 SF = \$1,450/month Gross

HIGHLIGHTS

- 2 Cold Storage Warehouse spaces available
 - 1,175 SF - Double Door Entrance
 - 1,450 SF - One 8' x 9' Drive-in Door
- Can be combined for a total 2,625 SF
- 15' clear height
- B-BT Zone
- No bathrooms

CONTACT

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2 Summit Place, Branford, CT 06405 | (203) 488-1555 | (203) 315-4046
2430 Silas Deane Highway, Rocky Hill, CT 06067 | (860) 721-0033 | (860) 721-7882
Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

BUILDING INFORMATION

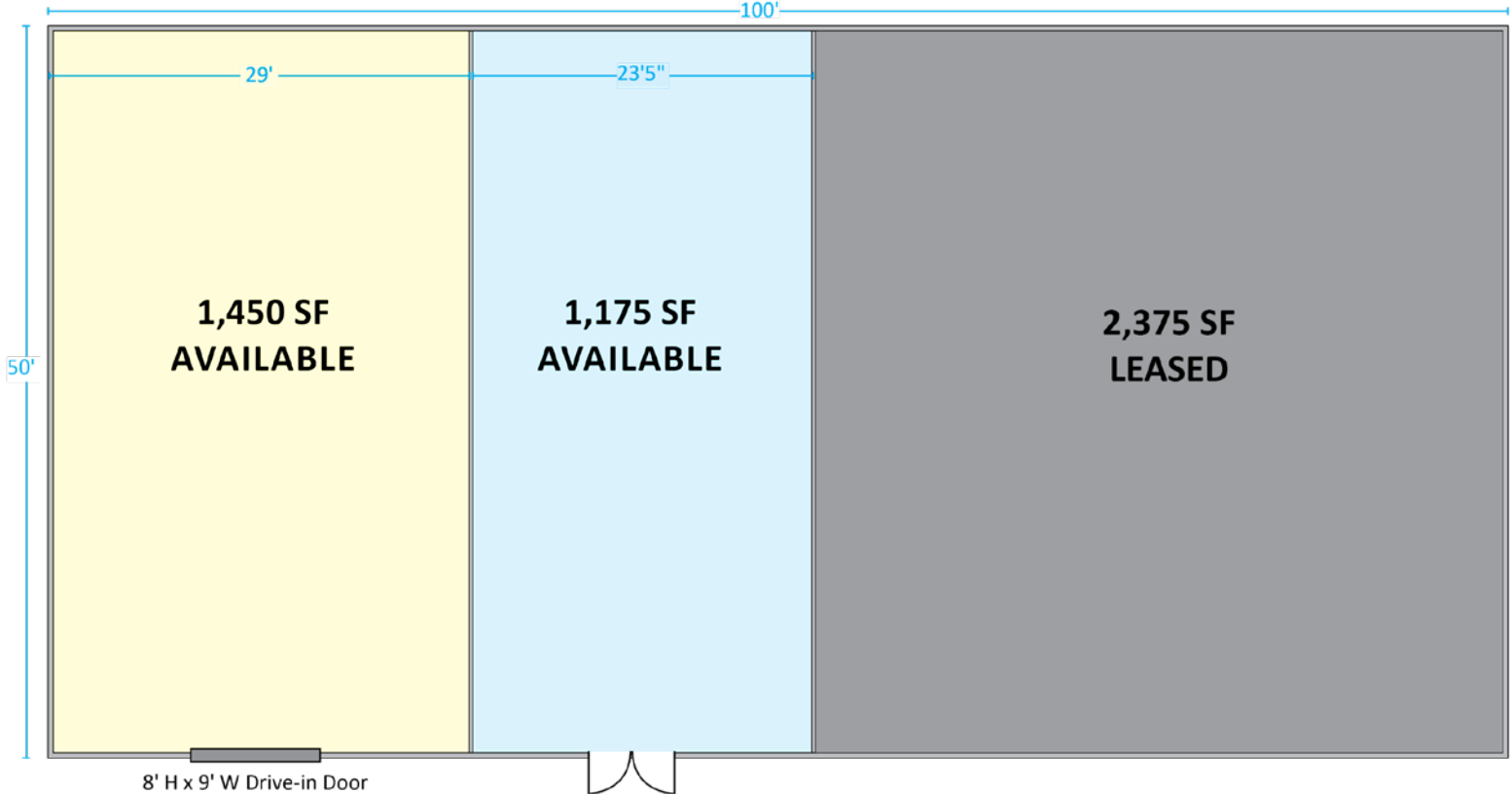
GROSS BLD. AREA: 5,000 SF
AVAILABLE AREA: 2,625 SF
WILL SUBDIVIDE TO: 1,175 SF & 1,450 SF
MAX CONTIGUOUS SF: 2,625 SF
DRIVE-IN DOORS: One (8' x 9') in the 1,450 SF
CLEAR HEIGHT: 15'
COLUMN SPACING: Clear Span
CONSTRUCTION: Steel/Concrete Block
YEAR BUILT: 1973

MECHANICAL EQUIPMENT

AIR CONDITIONING/HEAT: None
SPRINKLERED: None
ELECTRIC/POWER: 200 amps
BATHROOM: None

SITE INFORMATION

SITE AREA: 2± acres
ZONING: B-BT
PARKING: In front of plaza
HWY ACCESS: Rt 5/15, I-91



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