

LEASE

BERLIN INDUSTRIAL SPACE AVAILABLE

261 Kensington Ave Berlin, CT 06613



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for lease 261 Kensington Avenue, located in Berlin, Connecticut. This freestanding industrial building offers two drive-in doors, a loading dock, and 12-16 foot clearance. In addition to 20,000 sq. ft. of floor space, there is an addition 10,000+ sq. ft. mezzanine for office use and additional storage.

PROPERTY HIGHLIGHTS

- Solid Brick and Block Construction
- Freestanding
- Two Drive-In Doors
- Loading Dock with 8-Foot Door
- 20,000 Sq. Ft. Floor Area
- 10,000+ Sq. Ft. Mezzanine
- 12'-16' Clearance

OFFERING SUMMARY

Lease Rate:	\$5.00 SF/yr (NNN)
Number of Units:	1
Available SF:	30,704 SF
Lot Size:	1.3 Acres
Building Size:	30,074 SF
Zoning:	GI

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,316	5,215	10,306
Total Population	3,067	11,950	23,249
Average HH Income	\$75,344	\$69,763	\$67,034

James McCall
Commercial Associate
203 376 9650

Don Sagarino
860 836 8711

Mario Longobucco
Commercial Associate
860 307 5945

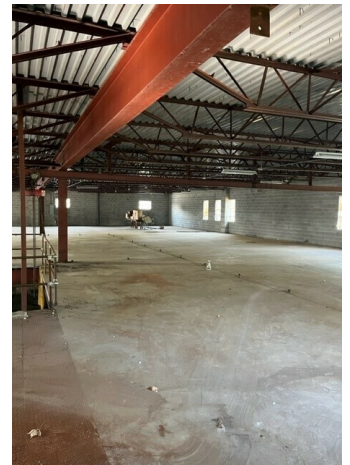


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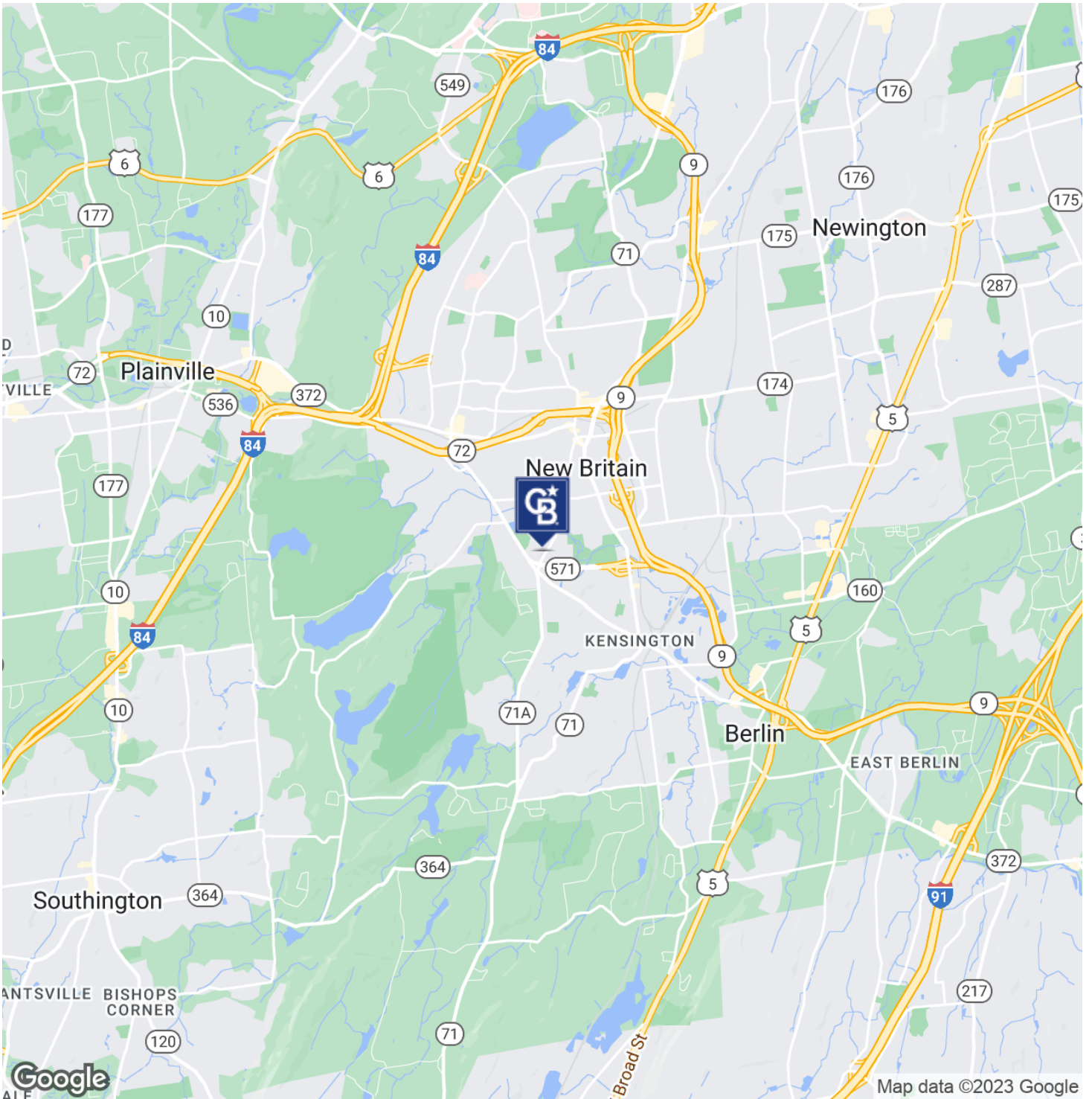


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