



For Lease
Office and Industrial

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Meriden Enterprise Center 290 Pratt Street, Meriden, CT

The Meriden Enterprise Center at 290 Pratt Street is a 438,000 sf mixed use facility on 12.63 acres located in the City of Meriden, a thriving and growing community. This property offers easy highway access with its convenient placement at the intersection of Interstates 91 and 691, the Merritt Parkway (Route 15) and Route 5. Meriden is positioned halfway between Hartford and New Haven, approximately 20 minutes from each, and is less than two hours from both New York City and Boston. 290 Pratt Street is located just one-quarter mile from I-691. For more details, please visit the property website: www.290Pratt.com

- 106,830 sf of industrial space available
- Subdivides to 850 sf with up to 20,600 sf contiguous
- Up to 16' ceiling height > 8 docks and 8 drive-in doors
- 22,365 sf office space available; Suites starting at 81 sf
- Situated on 12.63 acres with ample on-site parking
- Warehouse lease rates from \$4.00 PSF Gross + Utilities
- Office lease rates from \$9.00 PSF Gross + Utilities

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For Lease

This 13,600 SF ground floor space is ideal for any use that can benefit from direct access from the parking lot through its private entrance, and includes a ramp for those with mobility challenges. The space is full of character, with exposed brick, beams and ductwork. It is currently configured in a mostly open layout scheme with two locker rooms, but can be easily built out to meet the tenant's needs.

Recent property improvements include several sustainable upgrades, such as new energy efficient windows, HVAC units, lighting and a rooftop solar array.

Civic Address	290 Pratt Street, Meriden, CT
Building Stories	4 floors
Area	12.23 acres
Building Area	Industrial: 348,000SF Offices: 90,000 SF Total: 438,000SF
Available Space	13.600 SF
Construction	Masonry built in 1870/1960
Parking	Ample paved on-site parking/street parking
Rail Spur	No
HVAC	Office and some warehouse central air; office and warehouse gas heat
Sprinkler Systems	Yes
Electrical	480v/3 phase available
Zoning	TOD-G (Transit Oriented Development Gateway Sub-District), which allows for a multitude of uses, including but not limited to office, light industrial, multi-family residential, retail, restaurants and brewpubs.
Ceiling Height	Varies

Price: \$15.00 gross+utilities



Contact us:

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