

FOR LEASE/SALE

389 John Downey Drive, New Britain, CT 06051

33,276± SF Flex Building/Space on 2.13 acres

SALE PRICE: \$2,500,000 LEASE RATE: \$7.50/SF NNN

HIGHLIGHTS

- 33,276± SF Building
- 2 Stories
- 2.13 Acres
- Signage: On-Building and Monument
- Zoning: I1
- Traffic: 5,800 ADT
- Route 9, Exit 34
- Many Area Amenities

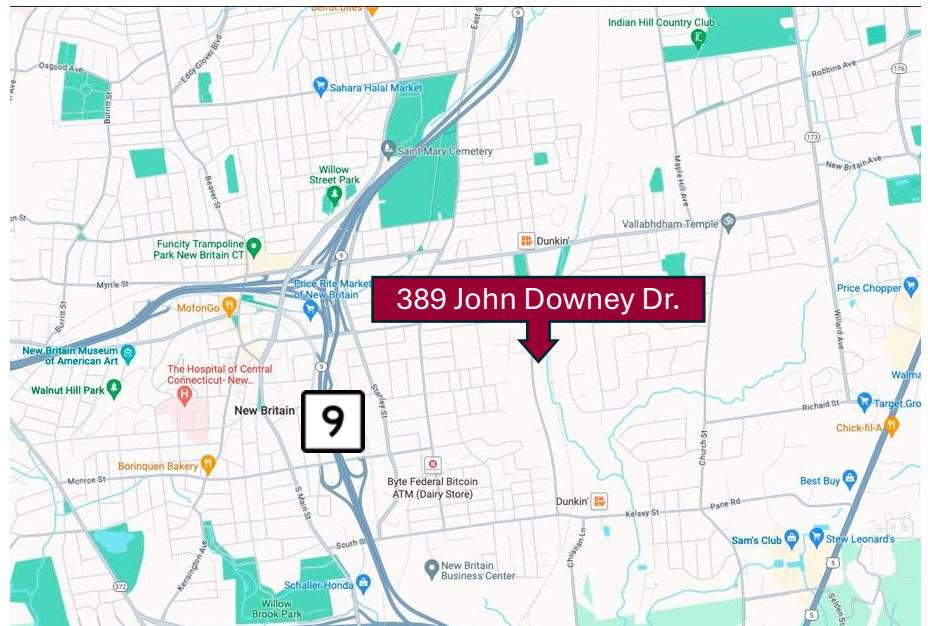
CONTACTS

Thomas Wilks | (860) 761-6018

twilks@orlcommercial.com

Jay L. Morris | (860) 721-0033

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WWW.ORLCOMMERCIAL.COM



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

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BUILDING INFORMATION

GROSS BLD. AREA: 33,276± SF

AVAILABLE AREA: 33,276± SF

WILL SUBDIVIDE TO: TBD

MAX CONTIGUOUS SF: 33,276± SF

OF FLOORS: 2 (2nd Floor: 6,480± SF)

CLEAR HEIGHT: 14'

CONSTRUCTION: Brick/Masonry

ROOF TYPE: Flat, rubber Membrane

YEAR BUILT: 1972

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air

TYPE OF HEAT: Gas, Fired Hot Air

SPRINKLERED: No

ELECTRIC/POWER: 600 Amp, 480 Volt

SITE INFORMATION

SITE AREA: 2.13 Acres

ZONING: I1

PARKING: Ample

SIGNAGE: Monument/On-Building

VISIBILITY: Good

HWY ACCESS: Route 9, Exit 34

TRAFFIC COUNT: 5,800 ADT

UTILITIES

SEWER/WATER: Public

GAS: Yes

TAXES

ASSESSMENT: \$1,432,690

MILL RATE: 44.12

TAXES: \$63,206

EXPENSES

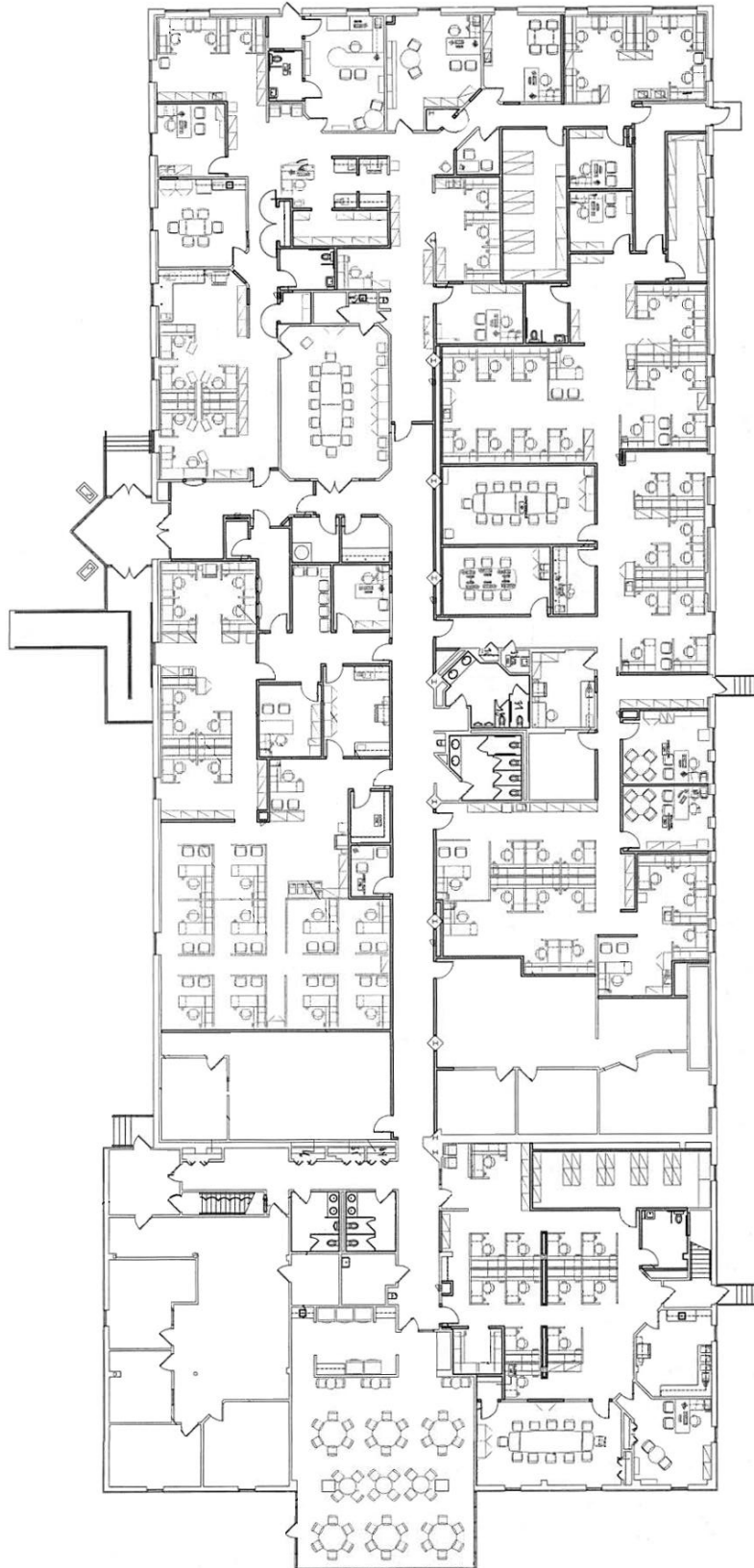
RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



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