



pearce
real estate

Commercial Division

70-76 Robinson Boulevard
Orange, Connecticut

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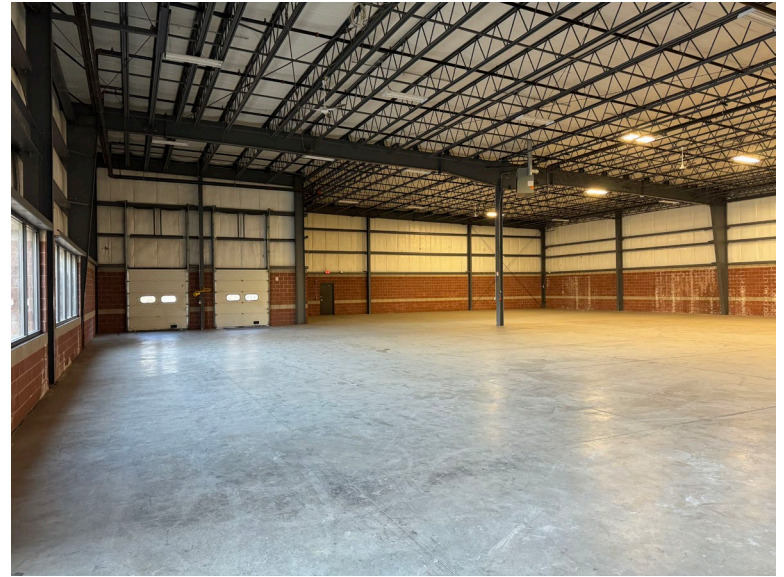
70-76 Robinson Boulevard
Orange, Connecticut

LIGHT INDUSTRIAL BUILDING FOR SALE

50,635 sf free-standing block and
steel building

SALE RATE

\$7,000,000

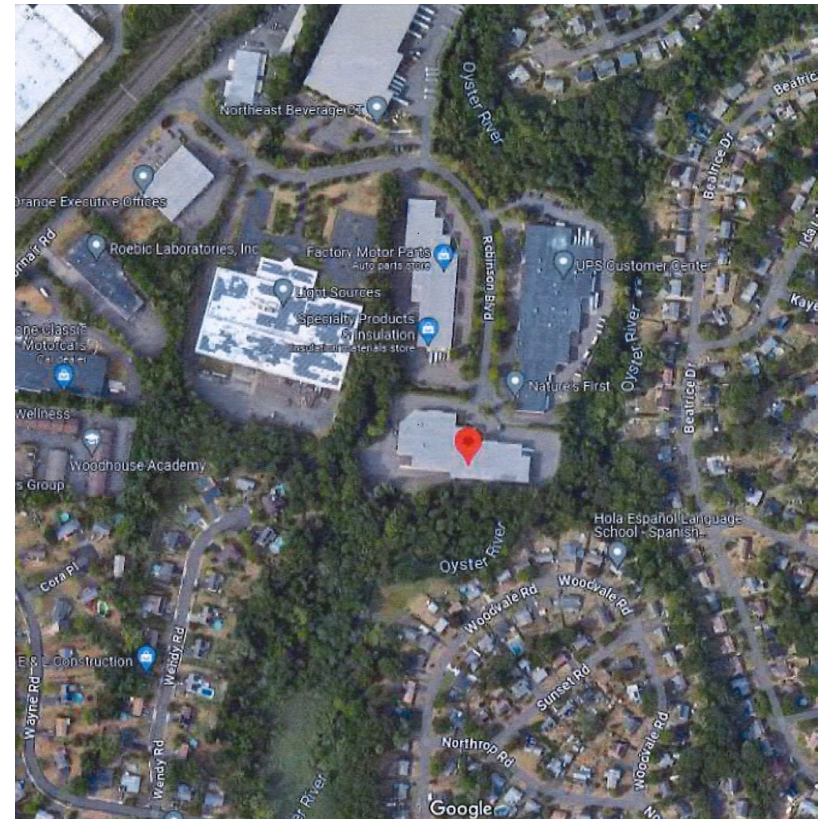


Large Light Industrial Building on 6.5 Acres Located in a Prime Area of Orange, Connecticut

Excellent multi-tenant light industrial property in an excellent location. Features include: 24-foot clear ceiling height, separate utilities, five loading docks, and one drive-in door. The paved parking lot accommodates 60 vehicles.

The 50,635-square-foot building is fully sprinklered, and it has city water and city sewer system. The building sits on 6.5 acres in an LI-2 zone only one mile away from a major four-way interchange. Easy access to Boston Post Road (Route 1), the Wilbur Cross Parkway, and I-95 at Marsh Hill Road (Exit 41) in Orange.

The building is for sale, and 16,000 SF of it is available for lease at \$8.50 per SF NNN. The remaining 35,000 SF are leased through the end of 2028. Call listing broker for details.



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FINANCIAL INFORMATION

Sale Rate: \$7,000,000

PROPERTY DETAILS

Total Space Available: 50,635 square feet
Total Building Size: 50,635 square feet
Land: 6.5 acres
Zoning: LI-2
Year Built: 2001
Construction: Block and Steel
Stories: One
Tenancy: Building was originally constructed for five tenants with five separate utilities
Current Tenancy: One tenant

FEATURES

Parking: 60 spaces – Open Parking
Ceiling Height: 24 feet clear
Amenities: Fully sprinklered building, separate utilities, five loading docks, one drive-in door, desirable location
Office space: 4,678 square feet
Zoning Details: Light Industrial District
Potential Use: Warehouse, distribution, light manufacturing, industrial

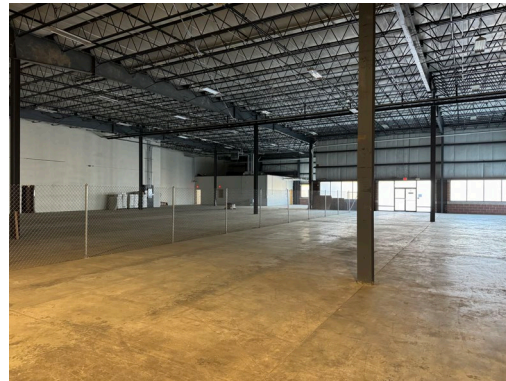
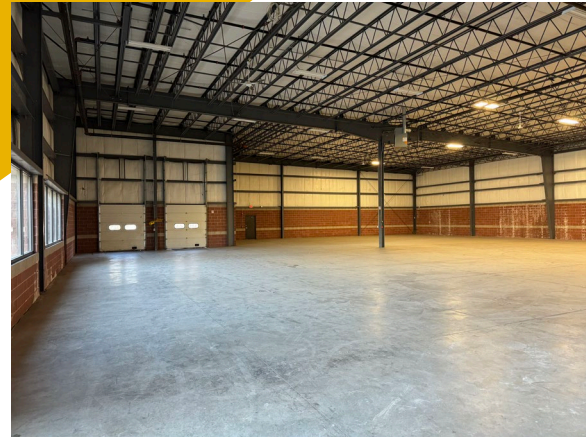
UTILITIES

Water: Public Water Connected
Sewer: Public Sewer Connected
A/C: Central Air in the office space
Heating: Natural Gas – Hot Air
Electrical: 2000 Amp / 480 volts / 3 Phase

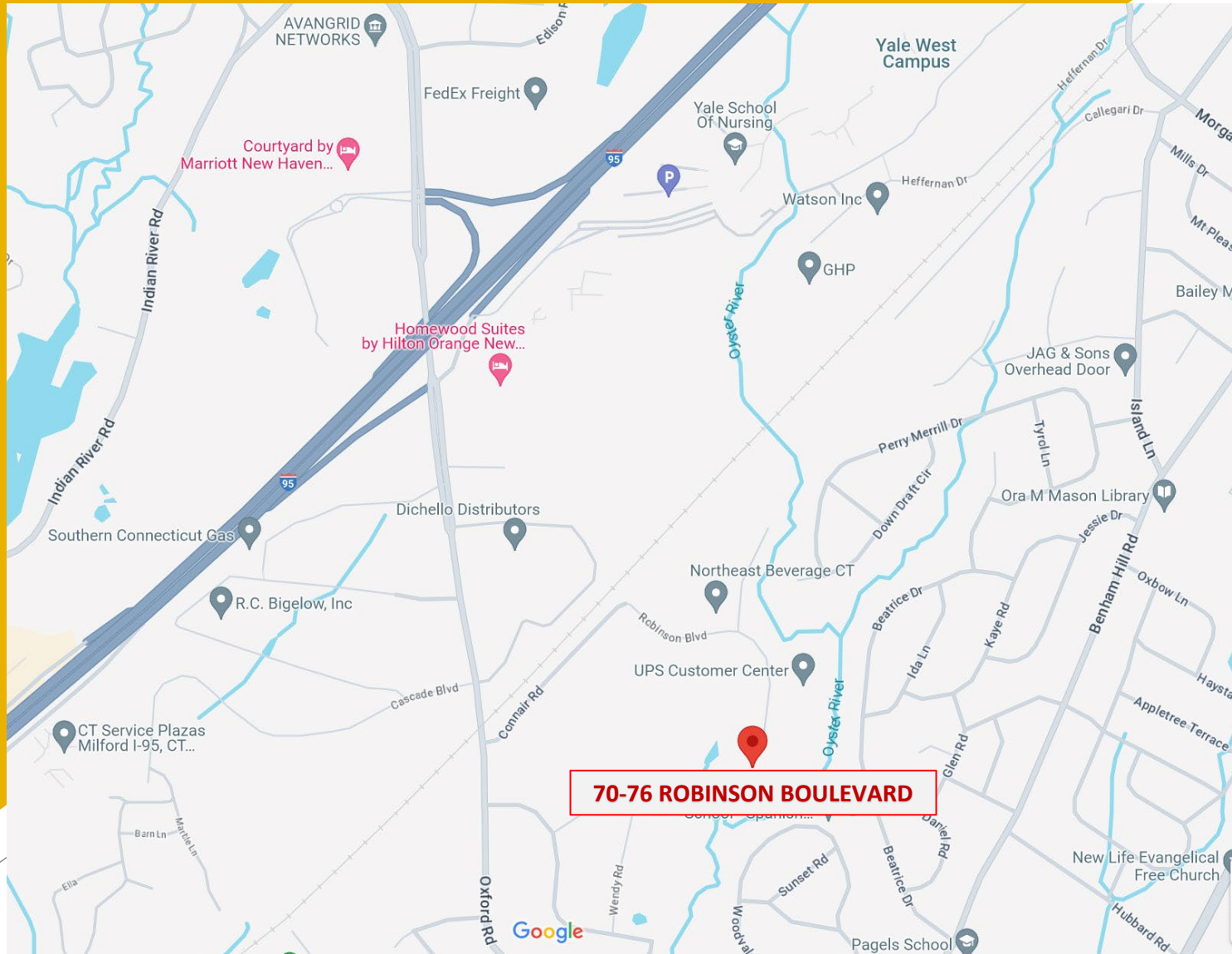
No warranty or representation, express or limited is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

Photo Gallery

70-76 Robinson Boulevard
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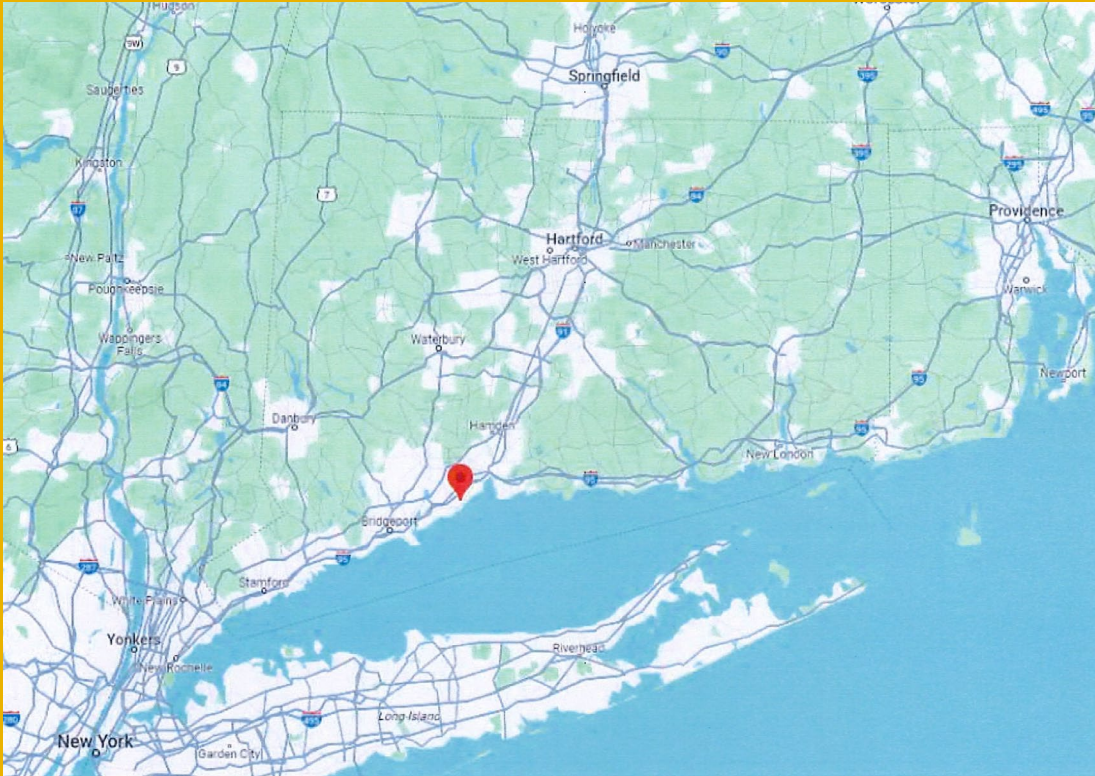


Location

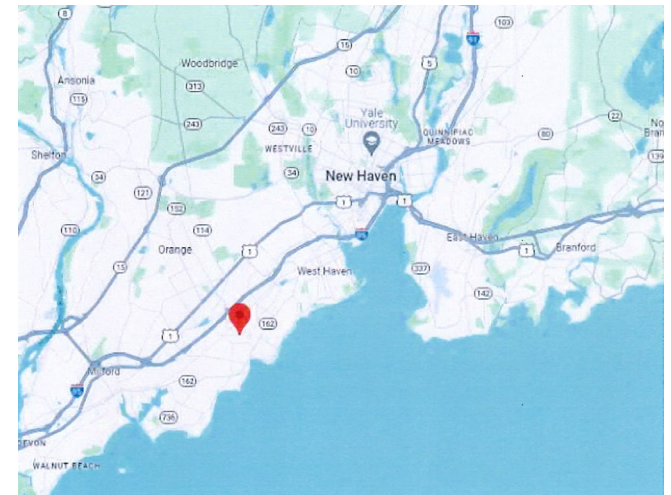


Conveniently Located

70-76 Robinson Boulevard in Orange, Connecticut is conveniently located with easy access to Boston Post Road (Route 1) less than two miles away, Wilbur Cross Parkway only 5.4 miles away, and I-95 at Marsh Hill Road (Exit 41) just one mile away. New Haven is only eight miles away and New York City is 75 miles from this property.



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