

# Available for sale or lease

~42,000 SF Industrial Facility



## Building specifications

#### 9 Heritage Park Road, Clinton, CT

- ~42,000 sf total building
- Built 1974
- ~4.12 acres
- ~19'7"-25'5" clear ceiling height
- 100% wet sprinkler system
- Varied column spacing: 26' on center and 24' x 75'
- ~Six (6) total dock doors
  Four (4) 8'x8' and two (2)
  8' x 10 with levelers and seals
- Utilities:

Water: CT Water Sewer: Septic

Gas: SCG

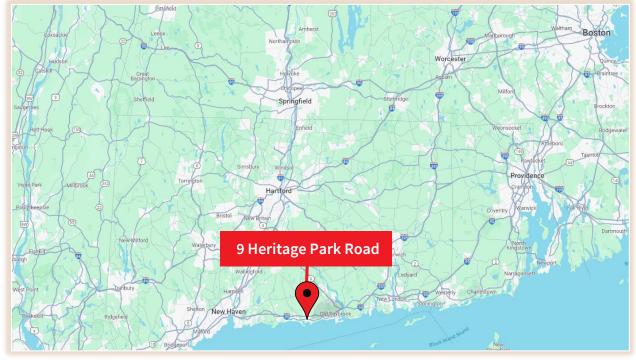
Electric: Eversource 1,200 amps



### Location map

#### **Key distances**

New Haven	26 miles
Hartford	43 miles
Providence	80 miles
Boston	133 miles





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