



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

New Britain Business Center, 221 South Street, New Britain, CT 06051

Up to 59,056± SF Industrial/Warehouse Available (38,242± SF Contiguous)

SALE PRICE: LEASE RATE: \$6.00/SF NNN (NNN = \$1.50/SF)

HIGHLIGHTS

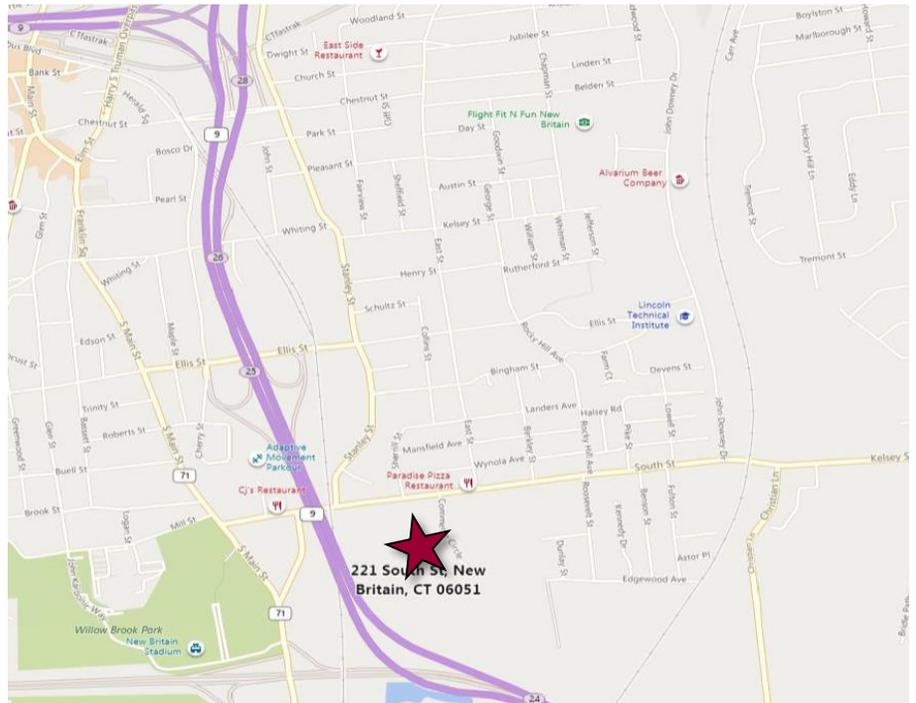
- 468,700± SF Business Complex
- Flex, warehouse and manufacturing
- 200+ parking spaces on 25.22 acres
- Pylon signage
- 480v 3 phase heavy power
- Jib Cranes in Unit D-2
- 14' - 19' clear height
- Traffic: 64,900 ADT (Visible from Rt. 9)
- Easy access Rt. 9 & Rt. 72

CONTACTS

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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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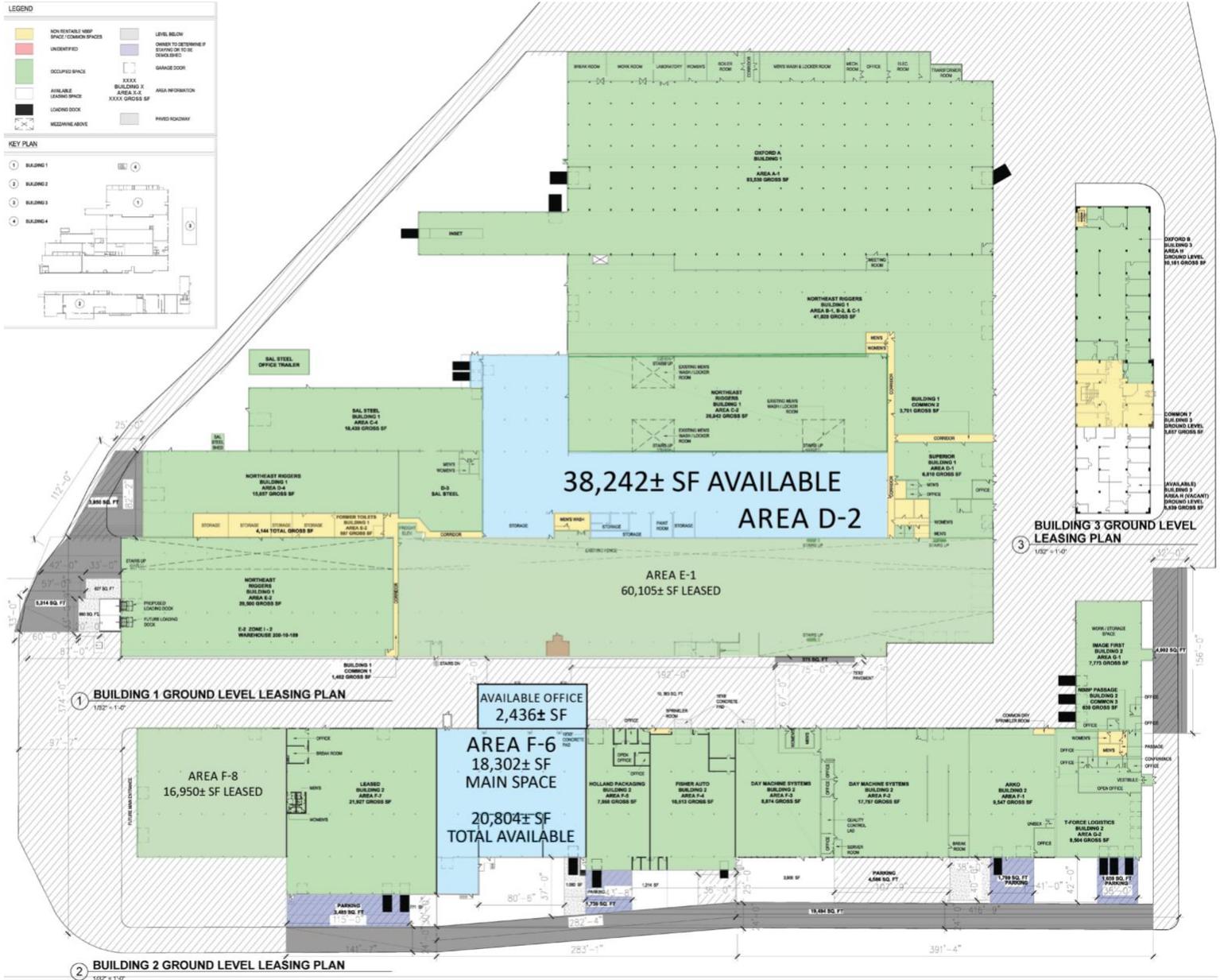
New Britain Business Center, 221 South St, New Britain, CT

Up to 59,046± SF (38,242± SF contiguous)

AVAILABLE SPACE

Unit D-2 | 38,242± SF (includes Jib cranes)

Unit F-6 | 20,804± SF Total – 18,302± SF Industrial Space, 2,436 ± SF Office Space (optional)

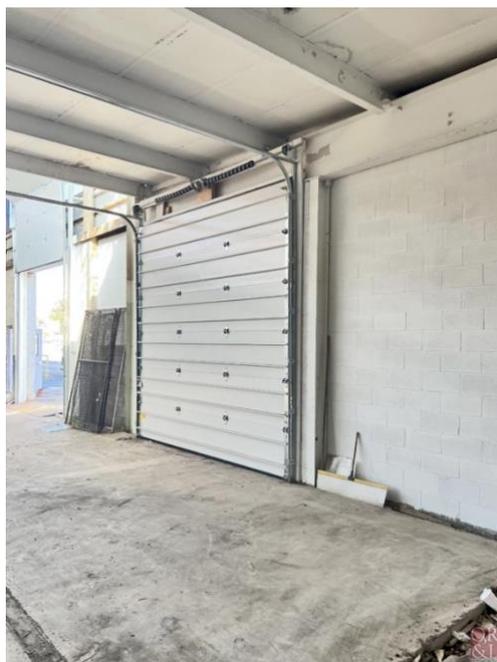


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BUILDING INFORMATION

GROSS BLD. AREA: 468,700± SF

AVAILABLE AREA: 59,046± SF

Bldg 1: D-2 38,242± SF

Bldg 2: F-6 20,804± SF

CONTIGUOUS AREA: 38,242± SF

LOADING DOCKS: Multiple

DRIVE-IN DOORS: Multiple

CLEAR HEIGHT: 14' - 19'

CONSTRUCTION: Concrete

ROOF TYPE: Varies

YEAR BUILT: 1942-1944, Ren 2023

MECHANICAL EQUIPMENT

AIR CONDITIONING: Office area

HEAT: Central Heat

SPRINKLERED: No

ELECTRIC/POWER: 480v 3 phase heavy

OTHER: Jib Cranes in D-2

SITE INFORMATION

SITE AREA: 25.22± Acres

ZONING: I-2

PARKING: 200± Parking Spaces

SIGNAGE: Pylon Sign

VISIBILITY: Excellent Visibility on Rt. 9

HWY ACCESS: Rt. 9 and Rt. 72

TRAFFIC COUNT: 64,900± ADT on Rt. 9

UTILITIES

SEWER: City

WATER: City

GAS: Yes

TAXES

ASSESSMENT: \$2,883,090

MILL RATE: 39.18

TAXES: \$112,959.48 (\$0.24/SF)

EXPENSES

RE TAXES: Tenant Landlord

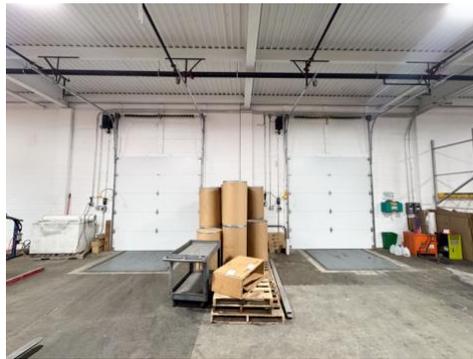
UTILITIES: Tenant Landlord

INSURANCE: Tenant Landlord

MAINTENANCE: Tenant Landlord

JANITORIAL: Tenant Landlord

NNN EXPENSES: \$1.50±/SF



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