

**FOR LEASE | 38,242± SF CONTIGUOUS INDUSTRIAL/WAREHOUSE SPACE**

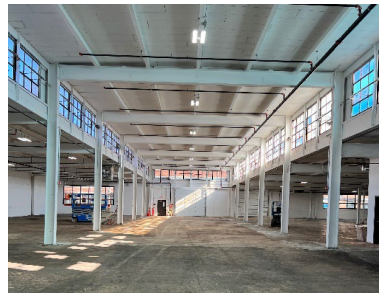
**72,081± SF TOTAL AVAILABLE SPACE IN MULTI-BUILDING COMPLEX ON 25.22 ACRES**

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

**REDUCED LEASE RATE: \$6.00/SF NNN**

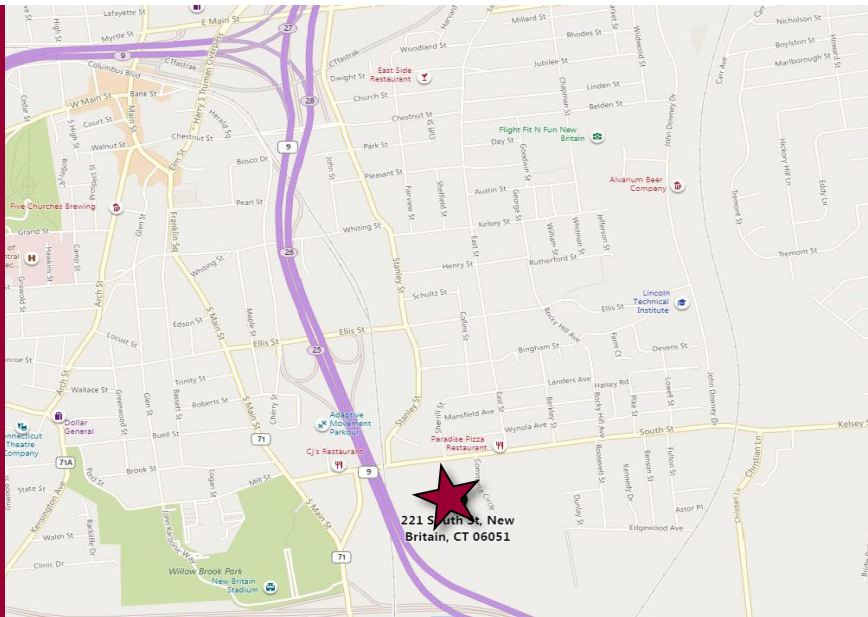


*Ranked in Top 50  
Commercial Firms in U.S.*



**STAY UP TO DATE ON  
OUR LISTINGS!**

Scan the QR Code below  
with the camera on your  
smart phone to sign-up  
for email notifications.



### Property Highlights

- Up to 38,242± SF Available
- Flex, warehouse and manufacturing space
- 200+ parking spaces
- Pylon signage
- 480v 3 phase heavy power
- Two 30-ton cranes
- High bay space
- Overhead doors
- Traffic: 64,900 ADT (Rt. 9)
- Easy access Rt. 9 & Rt. 72
- Many area amenities

For more information contact:

Luke Massirio | 860-761-6016 | [lmassirio@orlcommercial.com](mailto:lmassirio@orlcommercial.com) | Frank Hird, SIOR | 203-643-1033 | [fhird@orlcommercial.com](mailto:fhird@orlcommercial.com) |

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

# FOR LEASE | 38,242± SF CONTIGUOUS INDUSTRIAL/WAREHOUSE SPACE

72,081± SF TOTAL AVAILABLE SPACE IN MULTI-BUILDING COMPLEX ON 25.22 ACRES

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

REDUCED LEASE RATE: \$6.00/SF NNN



Ranked in Top 50 Commercial Firms in U.S.

## BUILDING INFORMATION

GROSS BLD. AREA	468,700± SF
AVAILABLE AREA	72,081± SF TOTAL
Bldg 1 Ste D-2:	38,242± SF
Bldg 2 Ste F-6:	16,889± SF
Bldg 2 Ste F-8:	16,950± SF
MAX CONTIGUOUS	38,242 SF
YEAR BUILT	1942-1944, Renovated 2023

## SITE

SITE AREA	25.22 acres
ZONING	I-2
PARKING	200+ spaces
SIGNAGE	Pylon sign
VISIBILITY	Rt. 9
HWY.ACCESS	Rt. 9 and Rt. 72
TRAFFIC COUNT	64,900 ADT on Rt. 9

## MECHANICAL EQUIPMENT

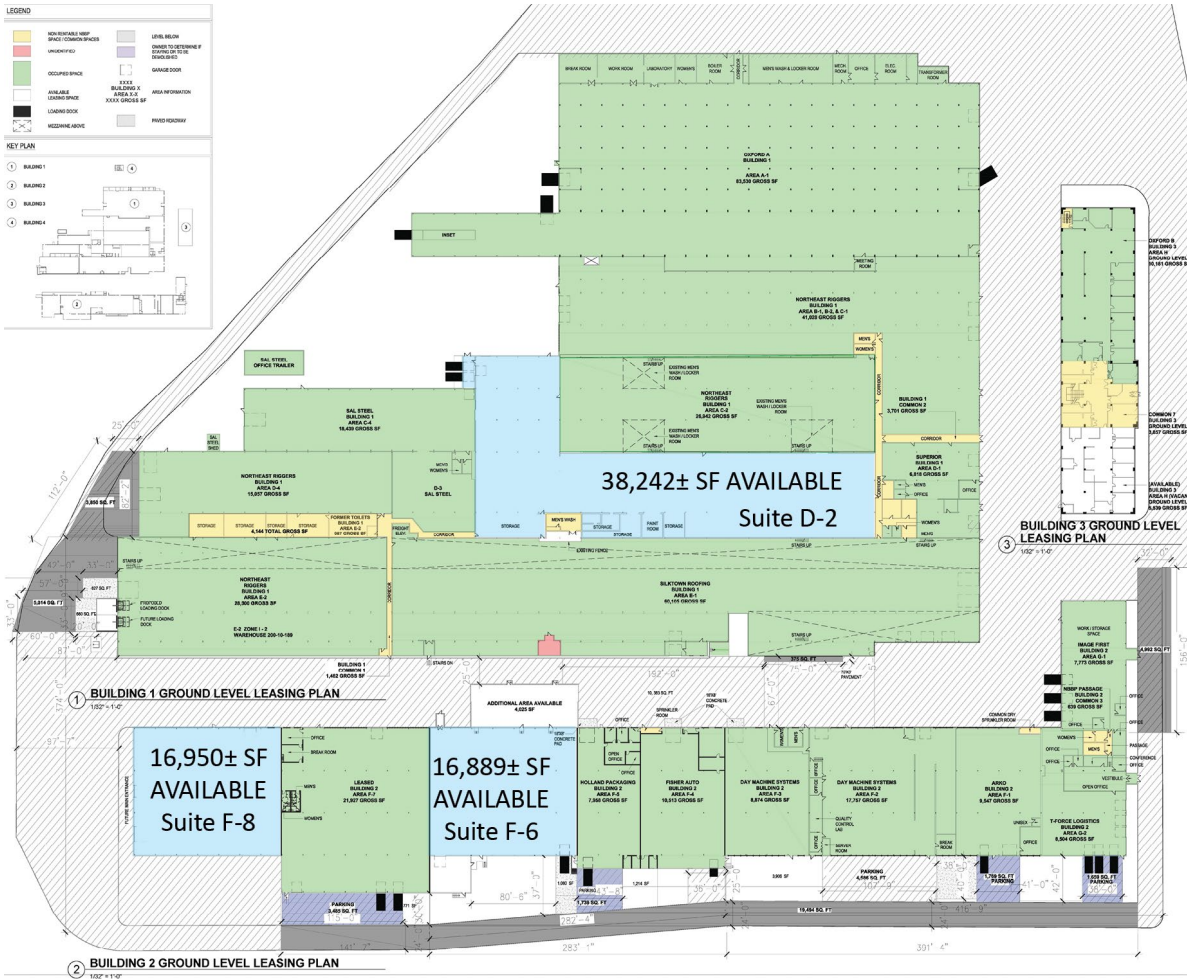
AIR CONDITIONING	Office building only
TYPE OF HEAT	Central heat
SPRINKLERED	No
ELECTRIC SERVICE	480v 3 phase heavy
OTHER	Two 30-ton cranes

## UTILITIES

SEWER	City
WATER	City
GAS	City

**COMMENTS** Urban job program benefits, highbay space and overhead doors.

**DIRECTIONS** From Hartford: I-84 West. Exit 39A, Rt 9 to Exit 25, Right on Ellis Street, right on Stanley Street, left on South St. From New Haven: I-91N Exit 22N to Rt. 9 N Exit 24 Right on Rt 71 N, first right onto Veterans Drive, right on South St, right on Commerce Circle.



## Property Highlights

- Up to 38,242± SF available
- Flex, warehouse and manufacturing space
- 200+ parking spaces
- Pylon signage
- 480v 3 phase heavy power
- Two 30-ton cranes
- High bay space
- Overhead doors
- Traffic: 64,900 ADT (Rt. 9)
- Easy access Rt. 9 & Rt. 72
- Many area amenities
  - Shopping, Banking, Dining



Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



For more information contact:

Luke Massirio | 860-761-6016 | [lmassirio@orlcommercial.com](mailto:lmassirio@orlcommercial.com) | Frank Hird, SIOR | 203-643-1033 | [fhird@orlcommercial.com](mailto:fhird@orlcommercial.com) |

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.