

FOR LEASE OR FOR SALE
230 NORWICH RD., PLAINFIELD, CT



MEDICAL, MANUFACTURING, OFFICE, WAREHOUSE

SHOWN BY APPOINTMENT

Completely Rebuilt

- ⇒ Public Water , Well Water & Public Gas
- ⇒ 19.78 Acres, 300' of Road Frontage
- ⇒ New insulation: Ceiling R49, and Walls R30
- ⇒ New Roofs & Gutters piped to storm drain system
- ⇒ New Siding
- ⇒ New Asphalt
- ⇒ New Septic & Leaching Fields
- ⇒ New Interior
- ⇒ New Cameras, Alarms (fire & security) w/ internet monitoring
- ⇒ (7) New Modine Heaters
- ⇒ (53) Parking Spaces (additional 150'x200' parking lot in the rear lot)
- ⇒ Environmentally Clean to Residential standards

- ⇒ (3) Commercial Ceiling Fans
- ⇒ 190' Front Glass Showroom
- ⇒ Office Central HVAC (S.F. TBD)
- ⇒ Square Feet: 17,442
- ⇒ (2) New 8'x9' Loading Dock Doors w/seals & bumpers
- ⇒ (2) New 12'x13' Elec. Overhead Doors
- ⇒ (2) 10'x10' Elec. Overhead Doors
- ⇒ (1) New 10'x8' Elec. Overhead Door
- ⇒ (3) New Standard Entry Doors
- ⇒ (2) New Handicap Restrooms
- ⇒ 17'6" Ceiling Height
- ⇒ 12' Lowest Ceiling Height
- ⇒ New 800 Amps 3 Phase 440 volts, 110/220 volts. Can be upgraded to 2,000 amps or more
- ⇒ Pylon Sign Location
- ⇒ 30,289 SF with all 3 bldgs

LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

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2/13/2025

230 Norwich Rd, Plainfield



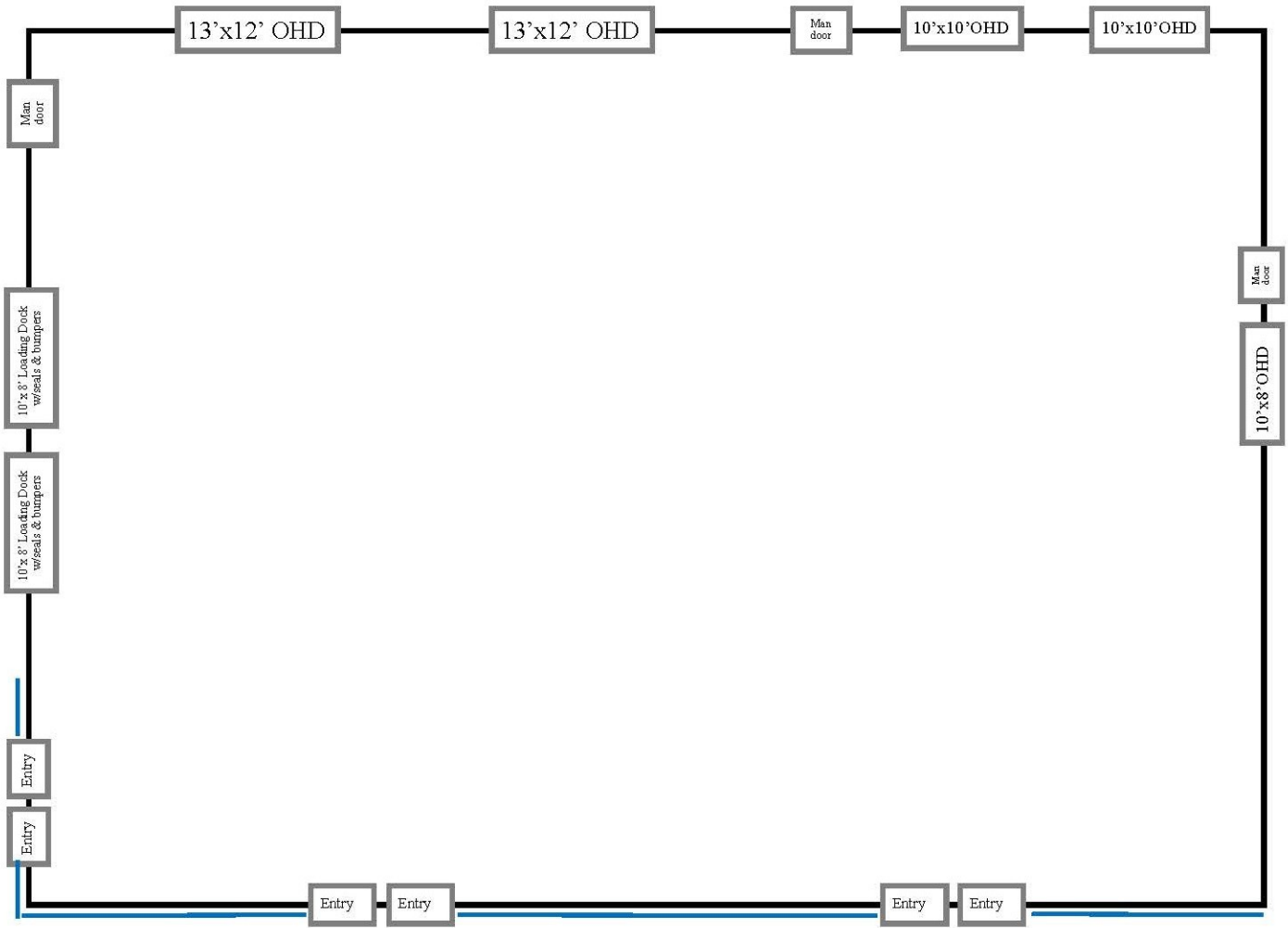







Floor Plan

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 = ±190' Display Window