



841 Route 32

841 Route 32, North Franklin, CT 06254

**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES



Mark Riesbeck

Berkshire Hathaway HomeServices New England
435 Hartford Tpke, Suite M, Vernon, CT 06066
markriesbeck@bhhsne.com
(860) 874-6629



841 Route 32

\$15.00 /SF/YR

Industrial/Flex Space for Lease | 2,000 SF | \$15/SF | North Franklin, CT

Patriot Holdings is pleased to offer industrial and flex space for lease at 841 Route 32 in North Franklin, Connecticut.

This steel-constructed flex facility offers units ranging from 1,250 SF to 2,000 SF — ideal for contractors, trades, light manufacturing, storage, and small business operations. With dock access, drive-in doors, and 200 AMP power, this property is built for working businesses.

Available Spaces:

- Unit 18 — 2,000 SF (\$15.00/SF/YR)
- Unit 15 — 2,000 SF (Coming Soon)

Property Features:

- Steel construction
- Drive-in doors
- Dock access
- ...

- Heavy Traffic on CT RT32



| | |
|-------------------------|--------------------|
| Rental Rate: | \$15.00 /SF/YR |
| Property Type: | Flex |
| Property Subtype: | Light Distribution |
| Building Class: | C |
| Rentable Building Area: | 36,964 SF |
| Year Built: | 1970 |
| Rental Rate Mo: | \$1.25 /SF/MO |

1st Floor Ste 15

1

| | |
|-----------------|----------------|
| Space Available | 2,000 SF |
| Rental Rate | \$15.00 /SF/YR |
| Date Available | Now |
| Service Type | Modified Gross |
| Space Type | Relet |
| Space Use | Flex |
| Lease Term | Negotiable |

1st Floor Ste 18

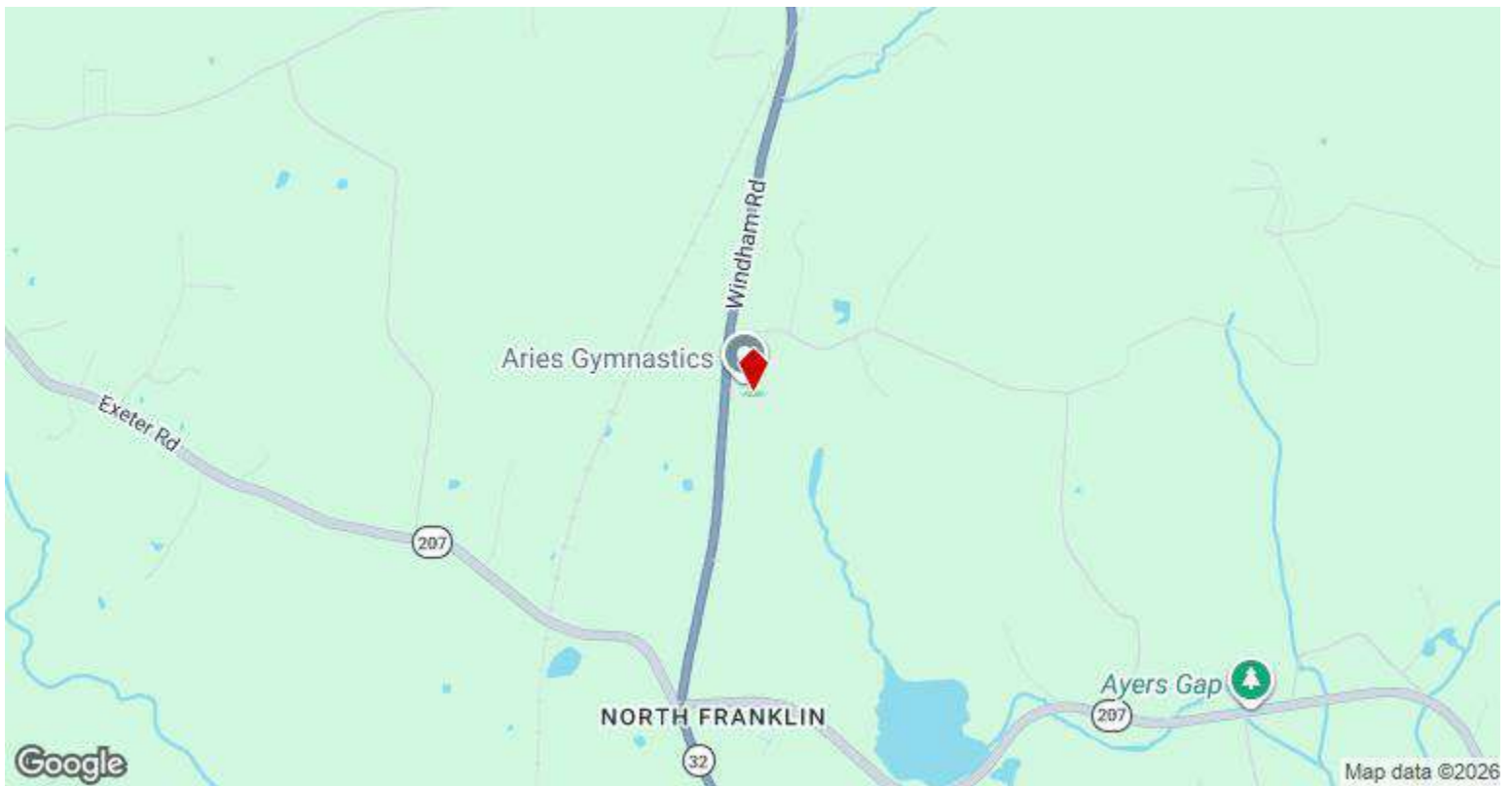
2

| | |
|-----------------|----------------|
| Space Available | 1,940 SF |
| Rental Rate | \$15.00 /SF/YR |
| Date Available | Now |
| Service Type | Modified Gross |
| Space Type | Relet |
| Space Use | Flex |
| Lease Term | Negotiable |

3 private office available

Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|---------------------------------|--------------------|----------------------|
| Arico Engineering | - | |
| Busy Bees Learning Center | - | |
| Rogers' Academy of Martial Arts | - | April 2026 |
| The Pond and Lake Connection | - | |



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Available Spaces:

- Unit 18 — 2,000 SF (\$15.00/SF/YR)
- Unit 15 — 2,000 SF (Coming Soon)

Property Features:

- Steel construction
- Drive-in doors
- Dock access
- 200 AMP power
- 30 parking spaces
- Gas heat (propane)
- Route 32 location

Ideal For: Contractors & tradespeople, light manufacturing & assembly, equipment & inventory storage, small business operations, workshop/fabrication space.

Lease Rate: \$15.00/SF/YR Modified Gross

Property Photos



Property Photos



Property Photos



008-FULL



009-FULL

Property Photos



Property Photos



012-FULL



013-FULL

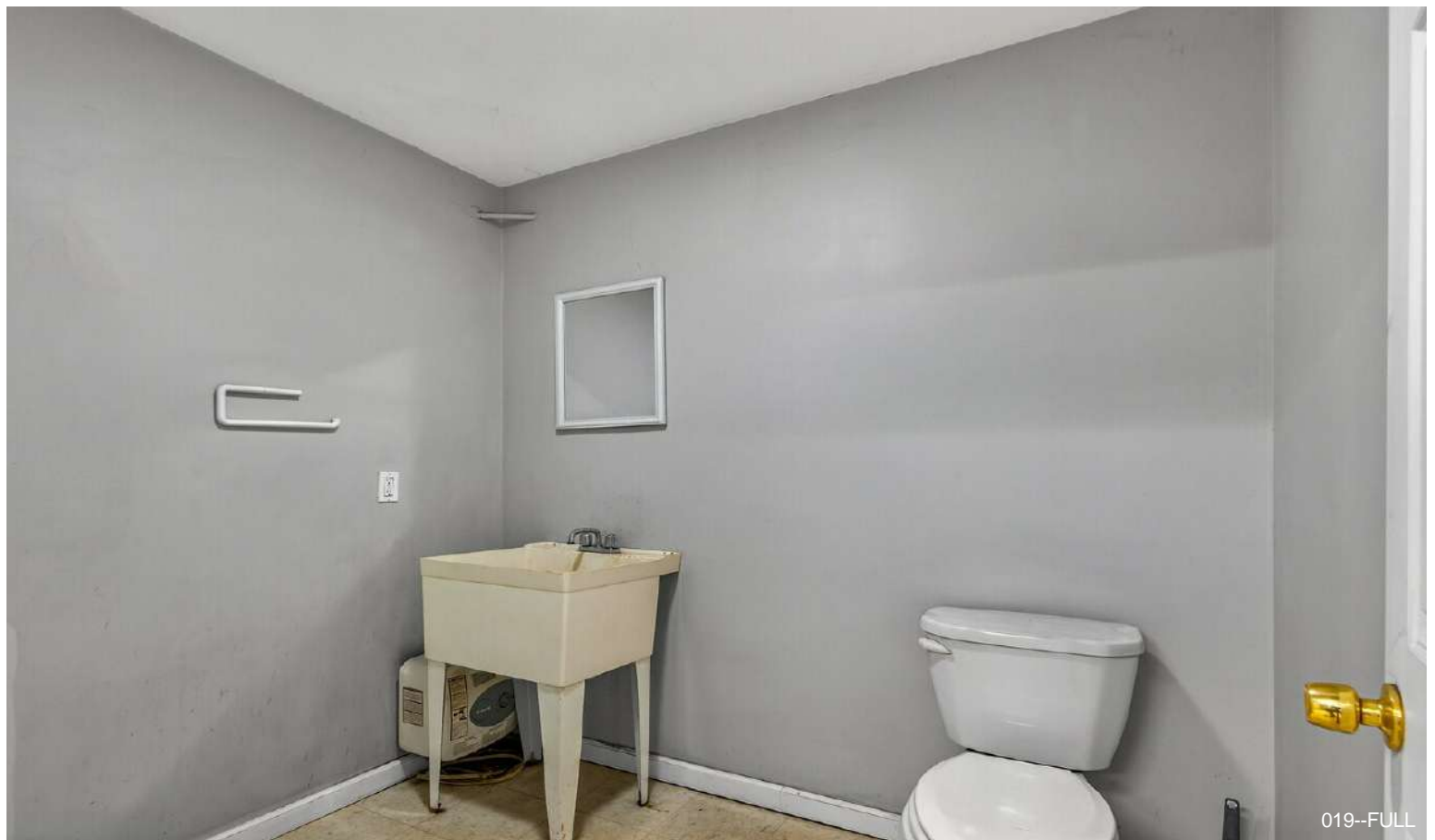
Property Photos



Property Photos



Property Photos



Property Photos



020--FULL