



FOR LEASE

150-154 Knotter Drive, Cheshire, CT 06410

135,470± SF INDUSTRIAL /FLEX BUILDING ON 34.0 ACRES | 19,114± SF AVAILABLE FOR LEASE

LEASE RATE \$6.75/SF NNN

HIGHLIGHTS

- 135,470± SF Industrial / Flex Building
- Expansion Potential
- 19,114± SF Available for Lease in 1 Year
- 100% Central Air
- 2 Loading Docks
- Heavy Power
- Ample Parking, Close to Highways
- *This property is also available for Sale*

CONTACT

Sam Crampton

Cell: 203-343-8426

scrampton@orlcommercial.com



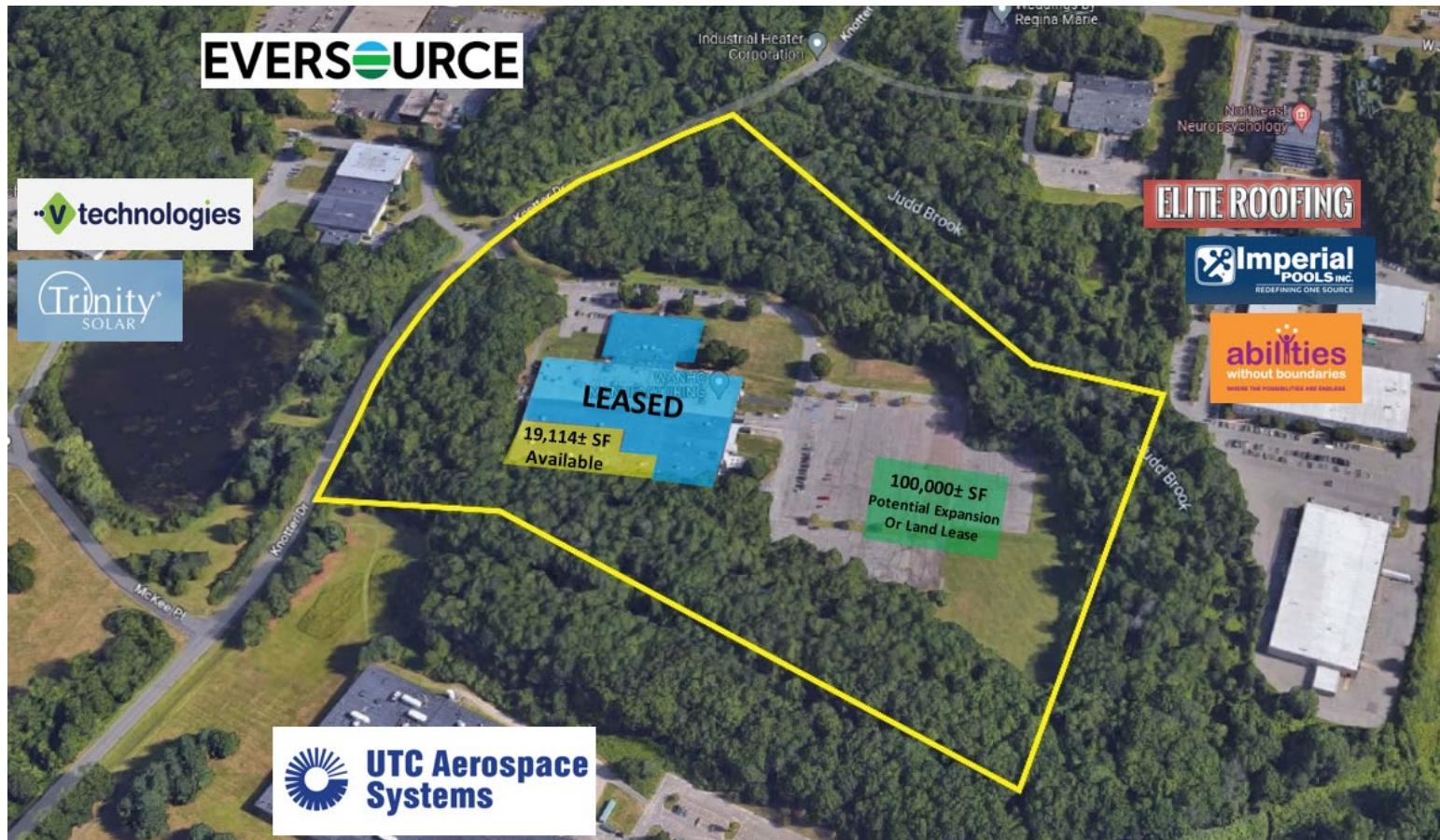
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2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | ☎ (203) 315-4046
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | ☎ (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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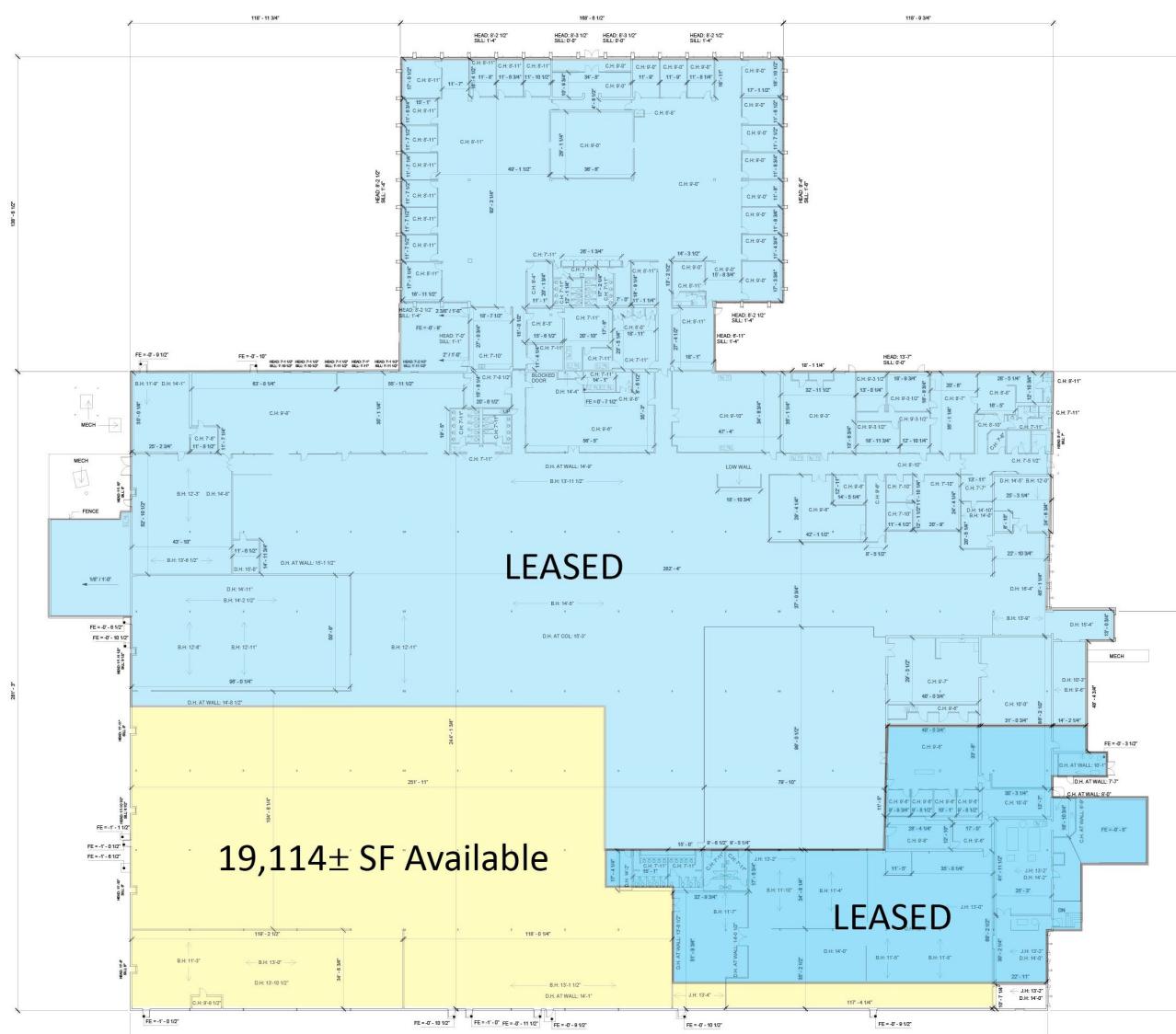


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**OR
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BUILDING INFORMATION

GROSS BLDG AREA: 135,470± SF

AVAILABLE AREA: 19,114± SF

OF FLOORS: 1

LOADING DOCKS: 2 Loading Docks

CLEAR HEIGHT: 14 Feet

CONSTRUCTION: Masonry

ROOF TYPE: Composite

YEAR BUILT: 1972

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air 100%

HEAT: Gas, Forced Hot Air

SPRINKLERED: Fully Sprinklered, Wet System

ELECTRIC/POWER: Heavy Power - 1200amp, 480v 3ph 4w

SITE INFORMATION

SITE AREA: 34.0± Acres

ZONING: I-2

PARKING: Ample

SIGNAGE: Building, Monument

VISIBILITY: Excellent

HWY ACCESS: I-691 or I-84

UTILITIES

SEWER/WATER: Public Connected

GAS: Yes

TAXES

ASSESSMENT: \$4,040,750

MILL RATE/TAXES: 29.74 / \$120,171.92

EXPENSES

RE TAXES: Tenant Landlord

UTILITIES: Tenant Landlord

INSURANCE: Tenant Landlord

MAINTENANCE: Tenant Landlord

JANITORIAL: Tenant Landlord

NNN EXPENSES: \$2.62/psf

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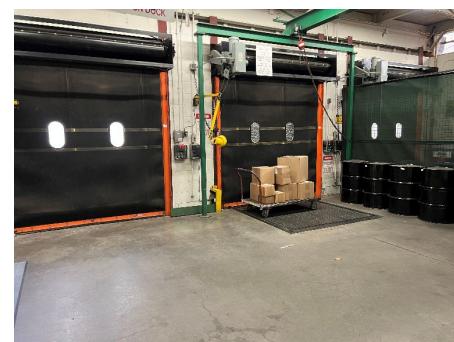
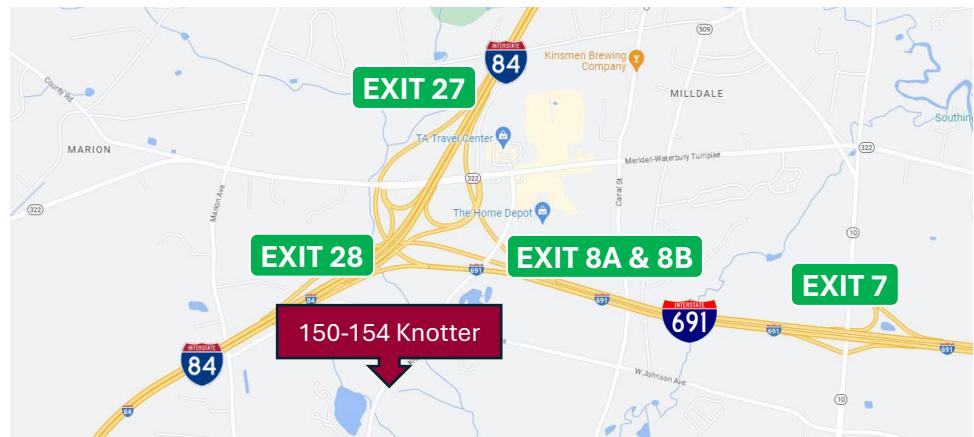
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