



Two Dock High Doors; 1 Drive In Door at Warehouse



INDUSTRIAL WEST - AVAILABLE FOR LEASE - Rental "As Is" - \$Best Offer/mo NNN
Improvements available at 12% yield to cost.

Sponsorship – Firomar Construction; Kieran Higgins et al – Firomar Construction is a capable contractor working on both private and public sector projects. Current works include terminal interiors for a major NY Airport and an industrial build-to-suit in the state of New York for a subsidiary of a multinational rail systems company.

Legal Address 770 Wethersfield Avenue, Hartford, CT
Trucking Address - 445 Ledyard St. Rear - Overhead Doors None
Building Area - 39,784 square feet of circa 1940's industrial
Sub-Building Area: 3,785 square feet - \$Best Offer plus Utilities "As Is"
Land Area: 3-acres
Heating – Gas Force Air
Cooling – Window venting
Cooling – Air conditioning can be installed at Tenant's expense
Clear Height – 9-10 feet
Use – Warehouse; Built – 1940
Term – 2-5 years

RENTAL RATES/TERMS – Call- Kenneth Labbe, Associate Real Estate Broker-860.891.8551
\$Best Offer plus Utilities "As Is"

Pyramid Real Estate Group

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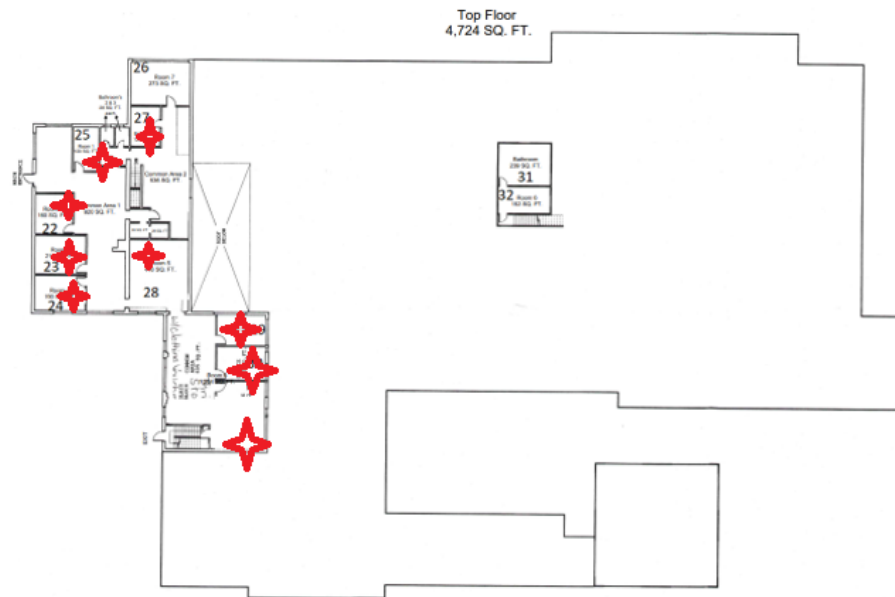
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Upper Level – Under Construction



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Aerial Photo Brand Logos Map – Competitive Set – Restaurants



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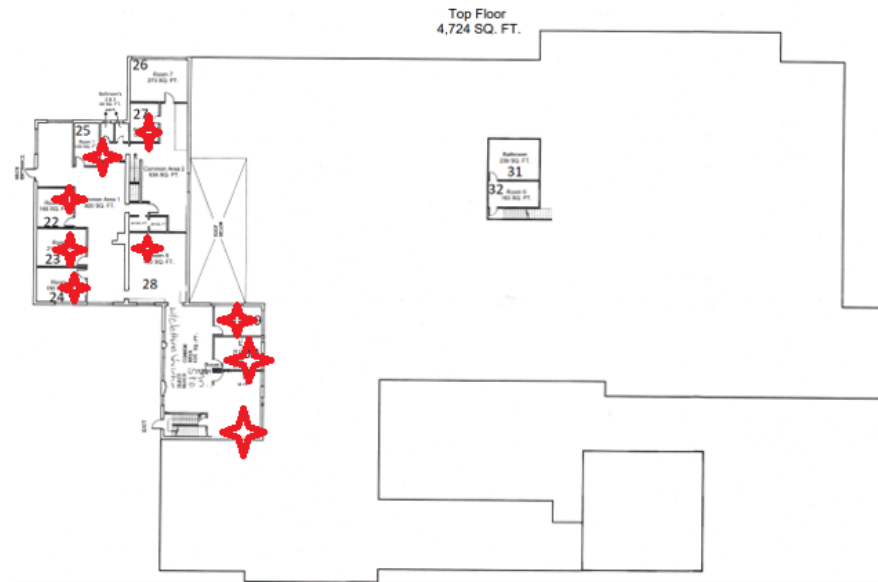
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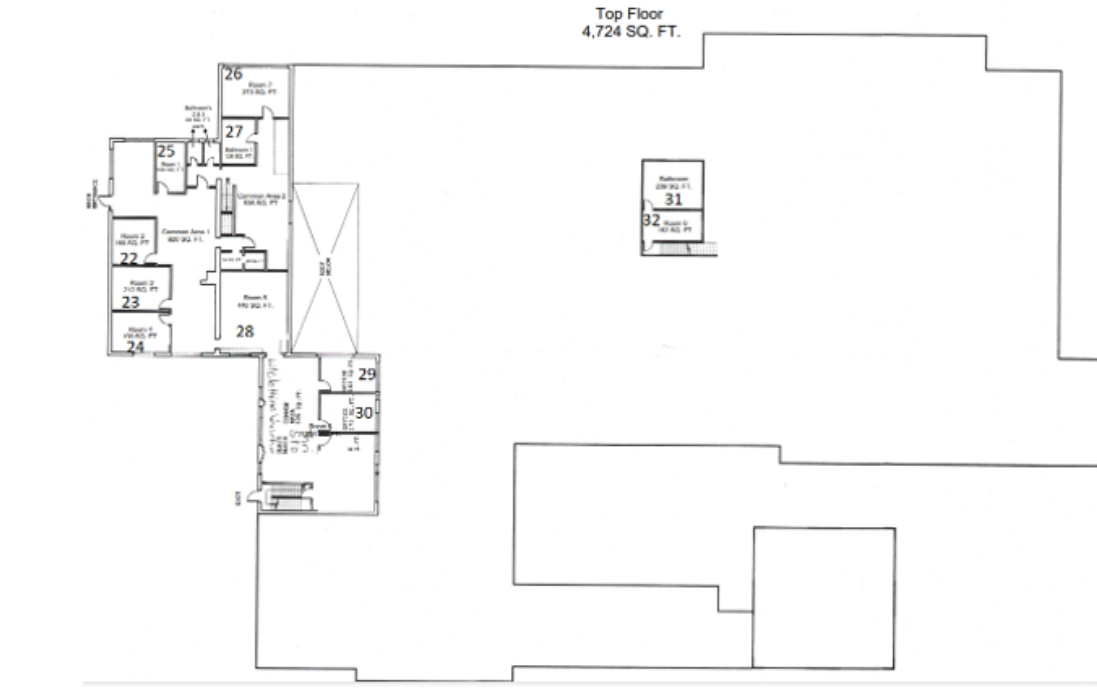
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FLOOR PLAN – UPPER FLOOR



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Secondary Access from Ledyard Street



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Available for Lease – Outside Storage (Orange) – Rear – Aerial Photo



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Prepared by:

Kenneth R. Labbe
Business Development Manager (BDM)/Owner's Rep



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Geographic Expertise – National

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