



**FOR LEASE: 30,000 – 117,245 SF**  
**INDUSTRIAL / WAREHOUSE / OFFICE**  
128 Old Brickyard Lane, Berlin, CT 06037

**Contact**

**Goman York Property Advisers LLC**  
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**GOMAN+YORK**

# Property Summary

**Goman+York Property Advisors, LLC**, a full-service commercial real estate brokerage, offers on behalf of ownership the opportunity to lease **up to 117,245 square feet of rail-served warehouse and office space** at 128 Old Brickyard Lane in Berlin, CT

## **\*69,245 SF +/- WAREHOUSE / MANUFACTURING**

- ❖ 3 docks - 10' x 10' doors with powered load levelers
- ❖ 8'h x 12'w powered drive-in door
- ❖ 60,000 existing space + \*9,245 SF planned expansion
- ❖ 2,000 SF Office, relatively turnkey
- ❖ Breakroom, Locker Area, Bathrooms

## **40,000 SF +/- WAREHOUSE**

- ❖ 7 Dock doors – 12'h x 10'w with load levelers
- ❖ 1 Drive-in door
- ❖ 18' to the Deck 3 private offices
- ❖ 800 SF Office - air conditioned & heated
- ❖ Private restrooms

## **6,642 SF +/- Two-Story OFFICE:**

- ❖ Perimeter and interior offices
- ❖ Multiple conference rooms
- ❖ Kitchenette
- ❖ Can be leased separately or combined w/warehouse





# Property Summary

Lease Rates (NNN)	\$5.75 - \$7.75/SF Warehouse (\$12.00/SF Office)
2024 Operating Exp.	\$1.79/SF
Total Building	126,727 SF +/-
3 Spaces - Available SF	1) Warehouse – 30,000 to *69,245 SF +/- 2) Warehouse – 40,000 SF +/- 3) Office – 6,642 SF +/-
	<i>Adjacent Warehouse spaces can be subdivided or combined for 117,245 SF +/- *Planned expansion of 9,245 SF +/- can be added*</i>
Property Type	Industrial
Subtype	Commercial – Storage
Term	Negotiable
Dock Doors	1) 3 - 10' x 10' with powered load-levelers 2) 7 - 12'h x 10'w with powered load-levelers
Drive-In Doors	1) 1 - 8'h x 12'w powered 2) 1 - 12'h x 10'w powered
Column Spacing	1) Varied – 40' x 36' and 30' x 20' 2) 49' x 20'
Warehouse Clear Heights	1) Varied from 13' 7" to 20' 1" 2) 15'3"
Power	1) 600 amps (480v/277v 3-phase) 2) 400 amps (480V/277V 3-phase)
Zone	(PI) Planned Industrial
Total Site	45.00 acres
Parking	100 surface spaces at property plus trailer pkg.
Fire Protection	100% wet sprinklered



## 128 Old Brickyard Lane, Berlin, CT - Warehouse and Yard





## 128 Old Brickyard Lane, Berlin, CT – 6,642SF +/- 2- Story Office Space

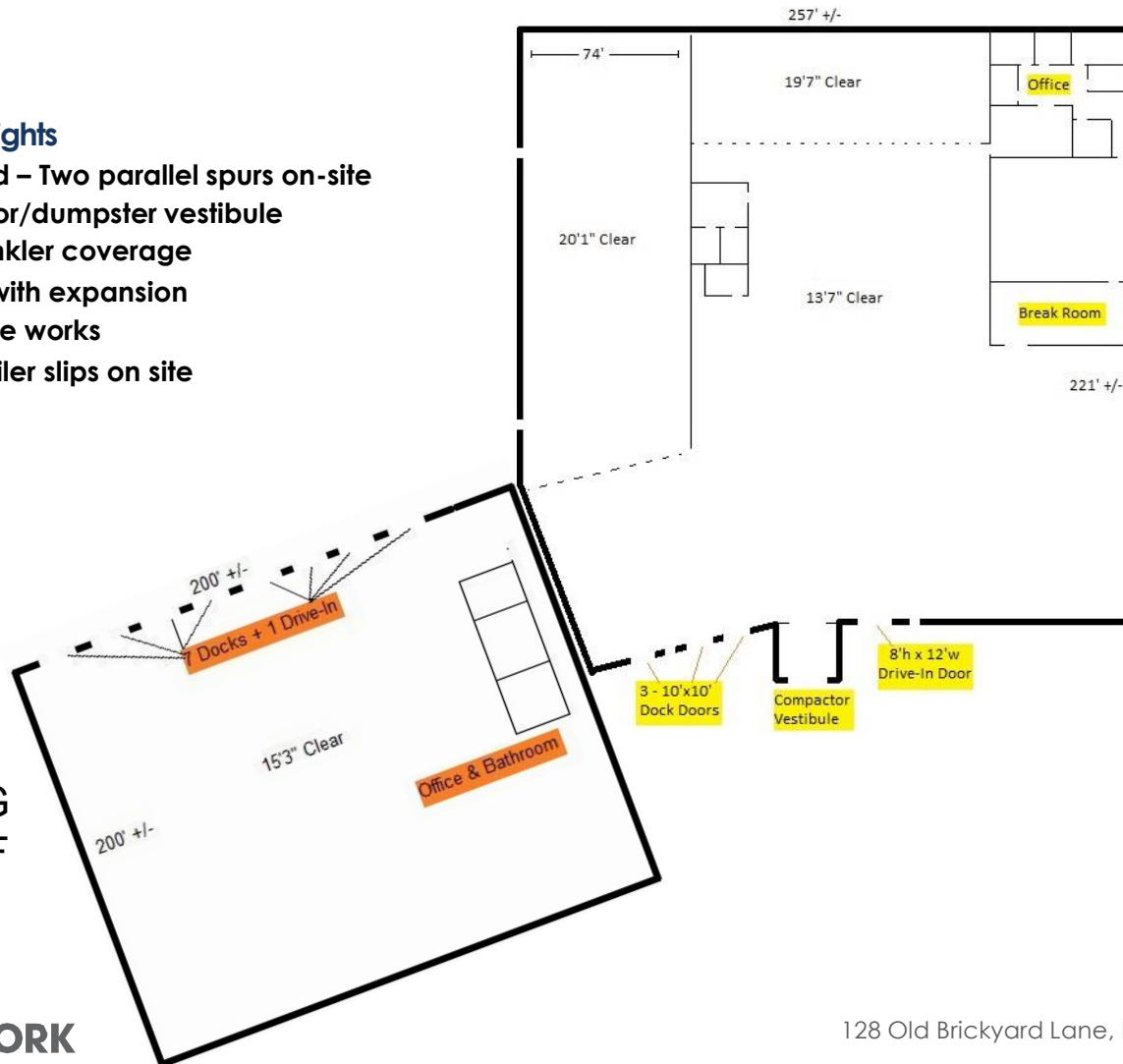


# Floor Plan: Existing 40,000 and 60,000 +/- Spaces

## Property Highlights

- ❖ Rail served – Two parallel spurs on-site
- ❖ Compactor/dumpster vestibule
- ❖ 100% sprinkler coverage
- ❖ 45 Acres with expansion plans in the works
- ❖ Ample trailer slips on site

EXISTING  
40,000 SF



EXISTING  
60,000 SF

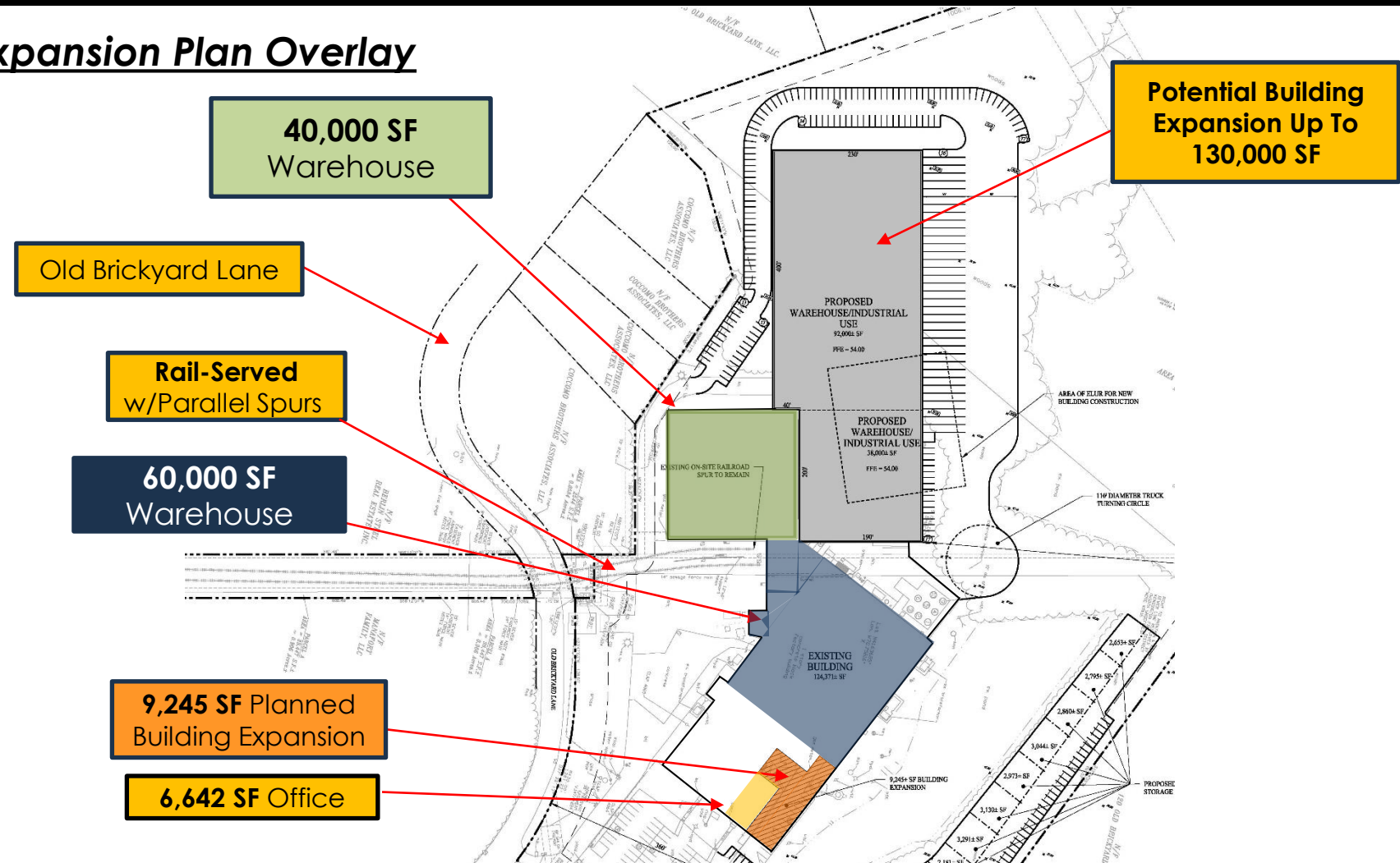
## 128 Old Brickyard Lane Aerial With Availabilities





# 128 Old Brickyard Lane Site Plan

## Expansion Plan Overlay





# Local Trade Area



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