


+/- 10,170 SF | 18' Clear | 2 Docks | 1 Drive-in-Door | 100% Air Conditioned



For Sale or Lease

16 Holland Drive, Newington, Connecticut

First Class +/- 10,170 SF Industrial Facility on 1.04 acres

 **JLL** SEE A BRIGHTER WAY

16 Holland Drive

Newington, Connecticut

Property Overview

16 Holland Drive, Newington, CT is an attractive, well maintained, +/- 10,170 SF industrial facility conveniently located just off the Berlin Turnpike in the Newington Industrial Park. This pristine and well equipped facility features 18' clear ceiling heights, air conditioning throughout, heavy power, 2 docks, 1 drive-in-door and distributed compressed air.

Property Specifications

- +/- 10,170 SF (90' x 110') on 1.04 acres
- Split block and insulated steel panel exterior
- 18' clear height with 45' x 37' column spacing
- 2 loading docks and 1 drive-in-door
- Built in 1989
- 800 amp, 277/480V, 3 phase electrical service
- LED lighting
- Distributed compressed air throughout
- Fully air conditioned
- 18 paved auto spaces and additional truck parking
- Property Taxes: \$21,169 (\$2.08/SF)

Advantages and Amenities

- Conveniently located just off the Berlin Tpke
- Proven industrial location
- Excellent access to area labor
- Proactive and business friendly municipality




16 Holland Drive Newington, Connecticut

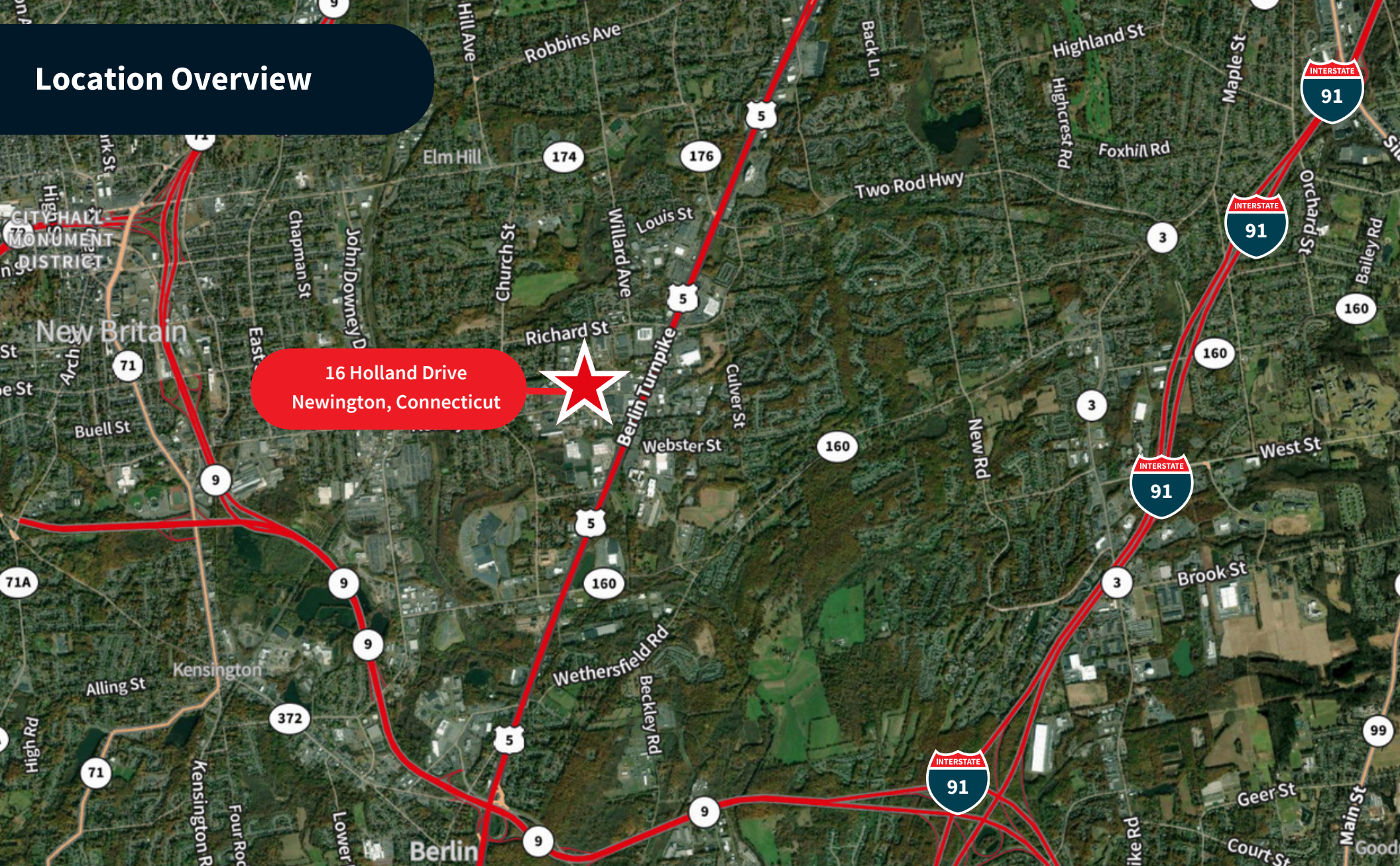
- 18' Clear Ceiling Height
- Efficient Column Spacing
- 2 Docks and 1 Drive-In-Doors
- Heavy Power
- 100% Air Conditioned
- Distributed Compressed Air
- Ample Parking
- Well Maintained Facility



16 HOLLAND DRIVE | NEWINGTON, CT

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Location Overview



16 Holland Drive
Newington, Connecticut

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