



Broker Protected

FOR LEASE

**INDUSTRIAL**

**9 Britton Drive, Bloomfield, CT 06002**



All information presented from sources is deemed reliable and is submitted subjected to errors, omissions, change of other terms of conditions, lease or withdrawal-all without notice.





Turn-key or built-to-suit



3 loading docks



Ample parking



Office suite with central AC



24/7/365 access



Heated Warehouse



Fully sprinklered building



Convenient location  
mid state



Option to build  
drive-in garage

FOR LEASE

## INDUSTRIAL SPACE & OFFICE SUITE

9 Britton Drive, Unit 1 | Bloomfield, CT 06002

Available for lease March 2024

14,400 SF industrial property - 11,100 SF warehouse, office suite with 4 private offices, break room, and 3 restrooms. \$8,500 per month plus utilities: electricity, gas and city water. The property is located 2 miles from I-91 in the I-2 Industrial Zone in Bloomfield, CT.

JULIA SOUZA

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3 loading docks 12 wide x 10 tall, option to build a drive-in garage door, and heated warehouse.

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480v power, ceiling 13' ceiling ht, up to 35 parking spaces and signage.

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# INDUSTRIAL SPACE & OFFICE SUITE

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New LED lights, fresh paint, new carpeting and flooring, and 3 ADA compliant restrooms.

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Office suite with 3 private offices, bullpen area, break room, storage room and coffee station.

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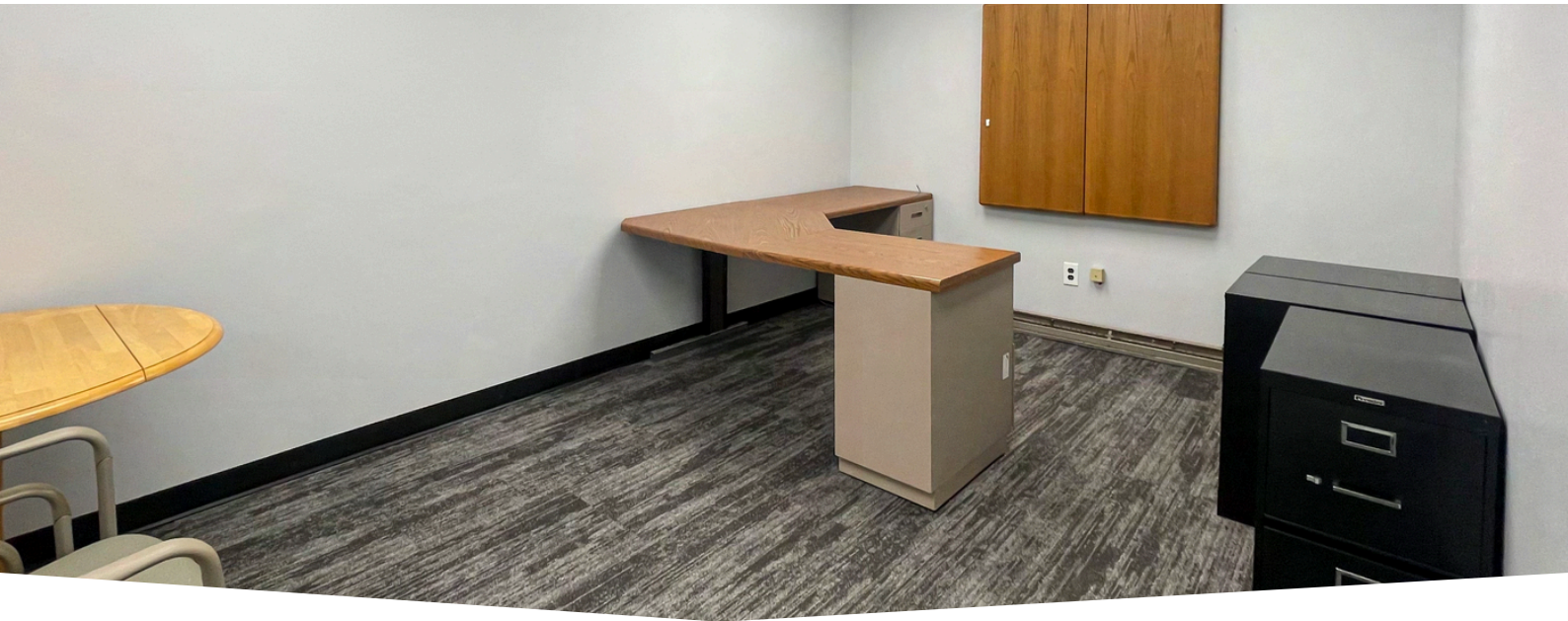
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ADA compliant building turn-key or built-to-suit your business

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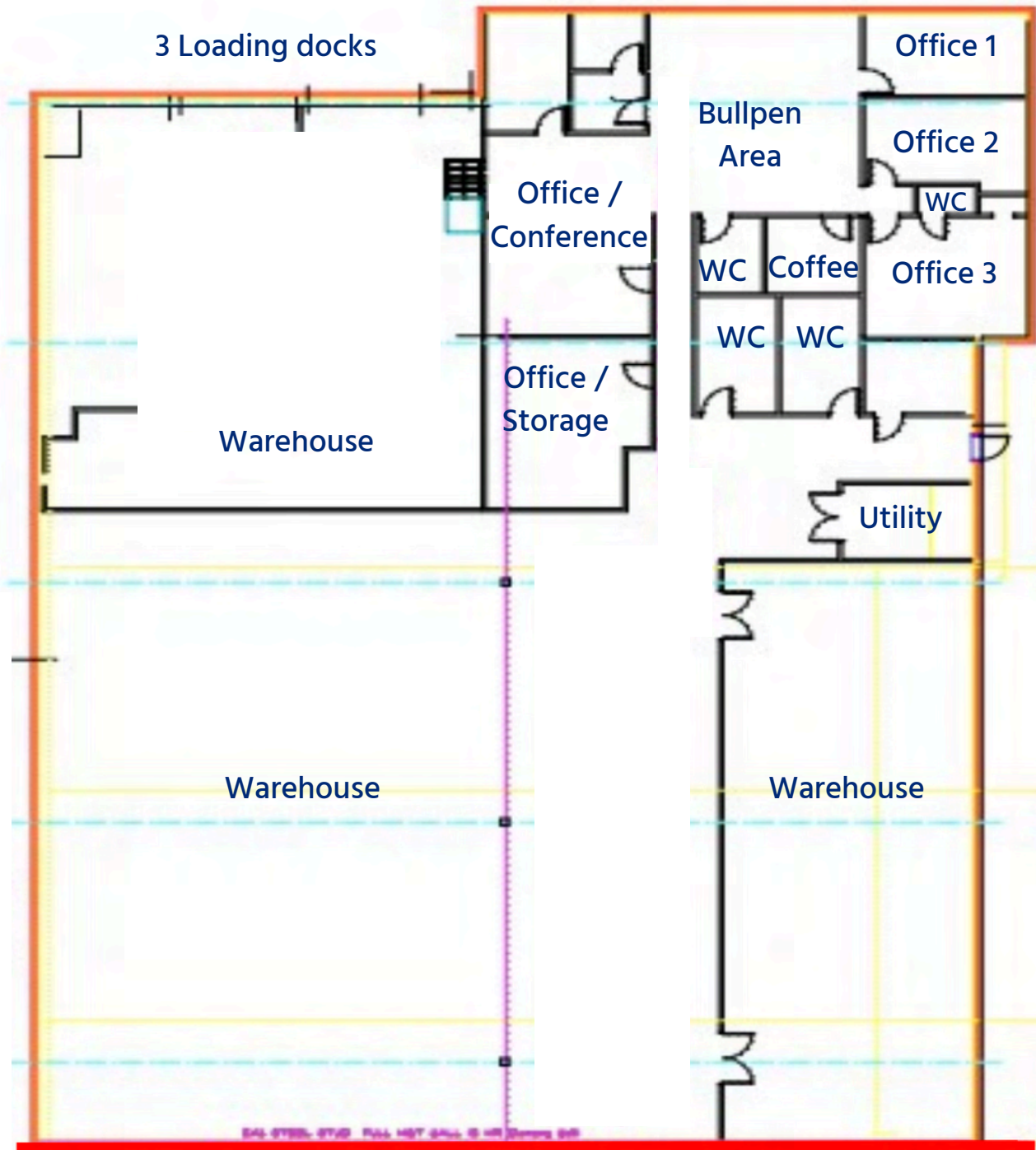
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## FLOOR PLAN UNIT 1



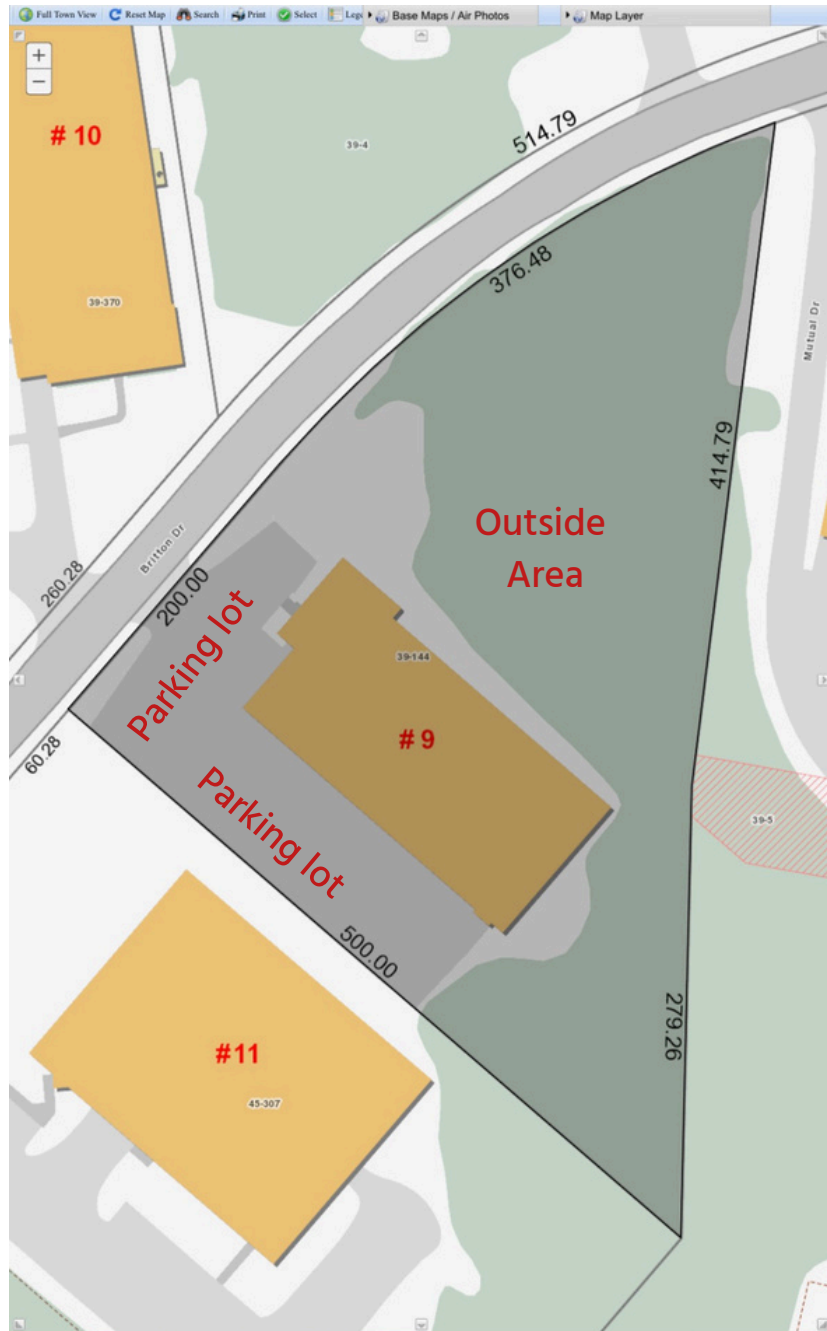


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## OUTSIDE USABLE AREA

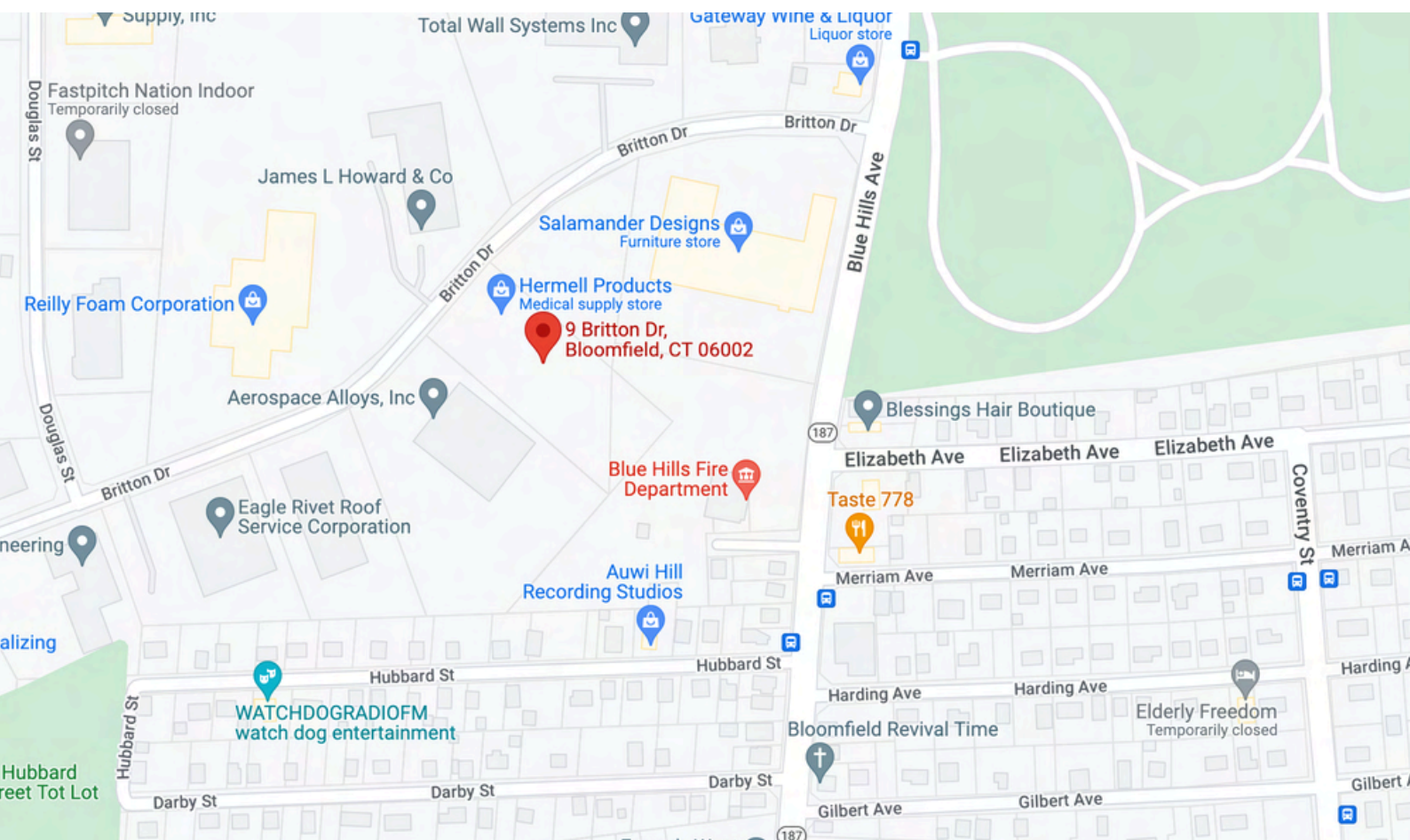




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## WE HAVE SPACES FOR ANY TYPE OF BUSINESS

Located in central Connecticut, The Dover Benedict Group is a commercial property holdings company focused on offering spaces to businesses of any size within Connecticut.

## OFFICE | RETAIL | MEDICAL | HOSPITALITY | INDUSTRIAL | FLEX | SPECIALTY

Our vast variety of properties are always renovated with a great amount of pride to create a positive image for all of our tenants.



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