

FOR LEASE | 12,750± SF MANUFACTURING/WAREHOUSE SPACE

1,120± SF OFFICE SPACE (1 OFFICE, 1 CONFERENCE ROOM, ADMIN, BULLPEN)

250 John Downey Drive, New Britain, CT 06051

LEASE RATE: \$6.25/SF NNN

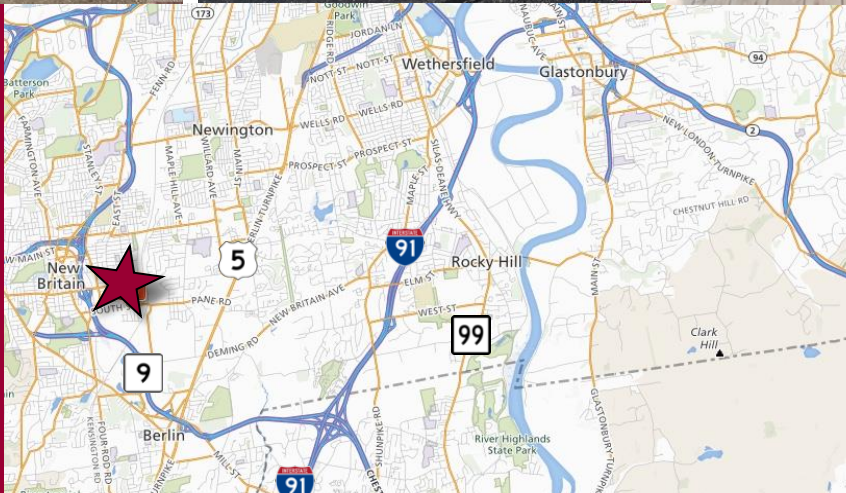


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Up to 12,750± SF available
 - 1,120± SF Office
 - 11,630± SF Industrial
- 1 Story on 2.00± acres
- Pylon signage
- 35 Parking Spaces
- 2 Drive-ins
- Clear Height: 16' - 24'
- (2) 5-ton Cranes & (9) Buss Bars
- Compressor
- Zoning: I1
- Route 9, Exit 24

For more information contact: Thomas Wilks | 860.761.6018 | twilks@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLD. AREA	20,750± SF
AVAILABLE AREA	12,750± SF
INDUSTRIAL AREA	11,630± SF
OFFICE AREA	1,120± SF
NUMBER OF FLOORS	1
CLEAR HEIGHT	16' - 24'
DRIVE-IN DOORS	1 (14' x 14') 1 (8' x 8')
CONSTRUCTION	Steel Frame / Masonry
ROOF TYPE	Flat, Tar & Gravel / Rubber
YEAR BUILT	1970
YEAR RENOVATED	2017

MECHANICAL EQUIPMENT

AIR CONDITIONING	100%
TYPE OF HEAT	Gas, Forced Hot Air
SPRINKLERED	No
ELECTRIC SERVICE	800 amp, 480/240 volt
CRANES	2 (5 Ton)
BUSS BARS	9 Total: (3) 480v, (3) 240v, (3) 120v
EQUIPMENT	Compressor

UTILITIES

SEWER/WATER	Public
GAS	Yes

COMMENTS

DIRECTIONS I-91 S to Exit 22N (Route 9 N). Route 9 to Exit 24 (CT-71). Right onto CT-71. Bear Right onto Veterans Drive. Turn Right onto South Street. Turn Left onto John Downey Drive.

SITE

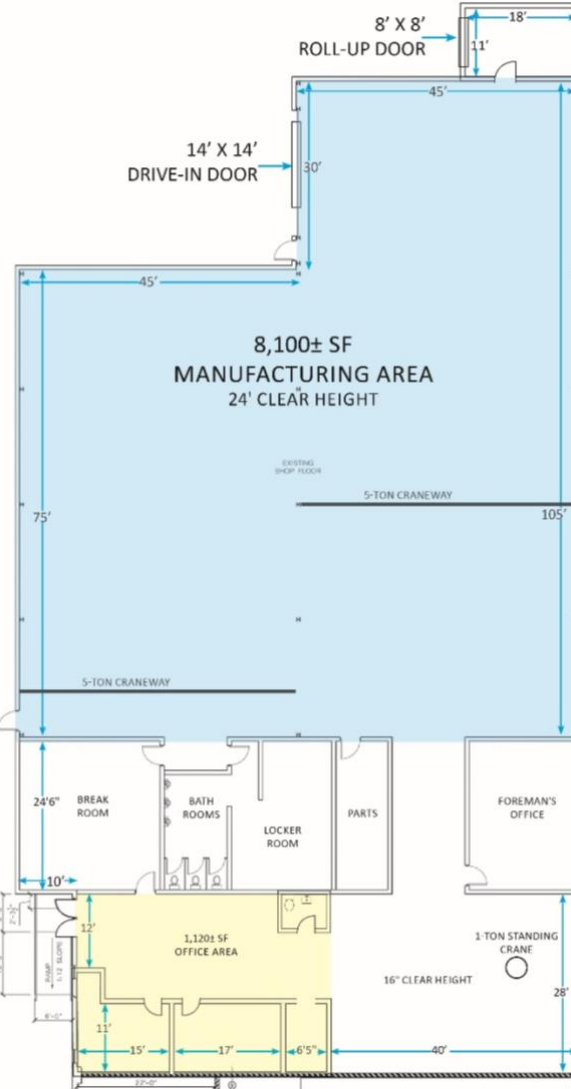
SITE AREA	2.00 acres
ZONING	I1
PARKING	35 spaces
SIGNAGE	Pylon
VISIBILITY	Excellent on John Downey Dr
FRONTAGE	200'
HWY.ACCESS	Route 9 / I-91 / I-84

EXPENSES

RE TAXES	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
INSURANCE	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
MAINTENANCE	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
NNN's	\$3.67/SF

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