

FOR LEASE



\$6.00 PSF/ NNN

123 WHITING ST, PLAINVILLE, CT 06062

Industrial space for lease with excellent location to bring equipment and machines as there is a competitive mill rate of 34.62 in Plainville



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Features

- Industrial spaces for lease within the 111,400 sq ft building
- easily accessed from the center of the state
- The zoning is General Commercial allow many diverse businesses
- Located right between New York and Boston
- Rentable SF: 19,800
- 5.13 Acres
- Easy access to I84 and Rt 9

39 Washington Street, Suite L-1
Bristol, CT 06010

www.morrowrealtyllc.com

M Morrow Realty, LLC
Commercial Sales and Leasing

The information contained in this document has been assembled from various sources of varying degrees of reliability. Any information that is critical to a transaction decision should be independently verified.

3 INDUSTRIAL / WAREHOUSE SPACES AVAILABLE FOR LEASE

123 Whiting St - Old Canal Complex
123 Whiting Street | Plainville, CT 06062

- Space M is combined warehouse and interior office space. It has three drive in doors and the common loading dock is just across the common hallway. It also has two bathrooms within the space. Common amenities include a kitchen space.
- Space E is cold storage. There is a 10x8h drive in door opening to a common area dock & drive-in.



Rollup doors Space M



Space E

- Space Suite D is an interior space of 3600 sf that can be combined with Suite E for 6000 sf. When combined, a drive in and loading dock are accessible. Could be gym or industrial space.



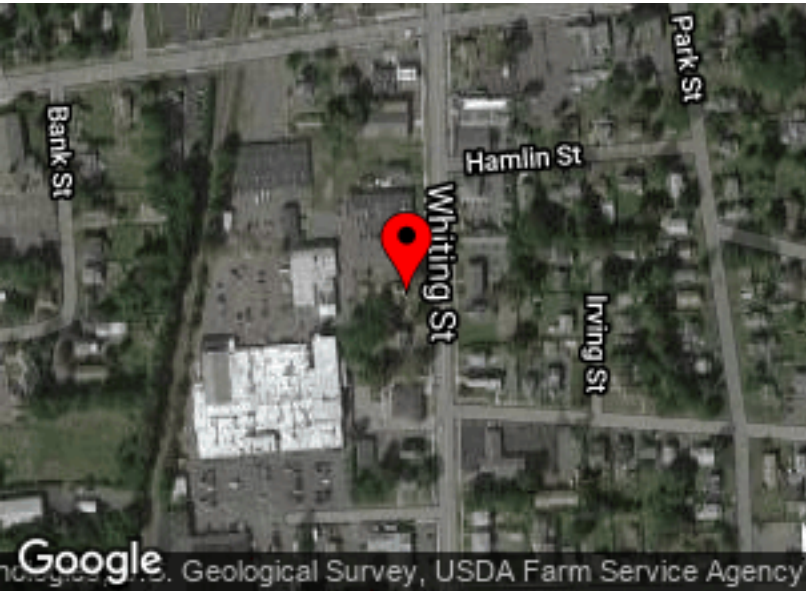
Office Space M



Common Area M

LOCATION / SPECIFICATIONS

123 Whiting St - Old Canal Complex
123 Whiting Street | Plainville, CT 06062



Available SF:	19,800
Building Size:	111,000
Lease Rate:	\$6.00 PSF NNN
Lot Size:	5.13 Acres
Parking Ratio:	2.25
Tenants/Units:	Multiple
Type:	Industrial

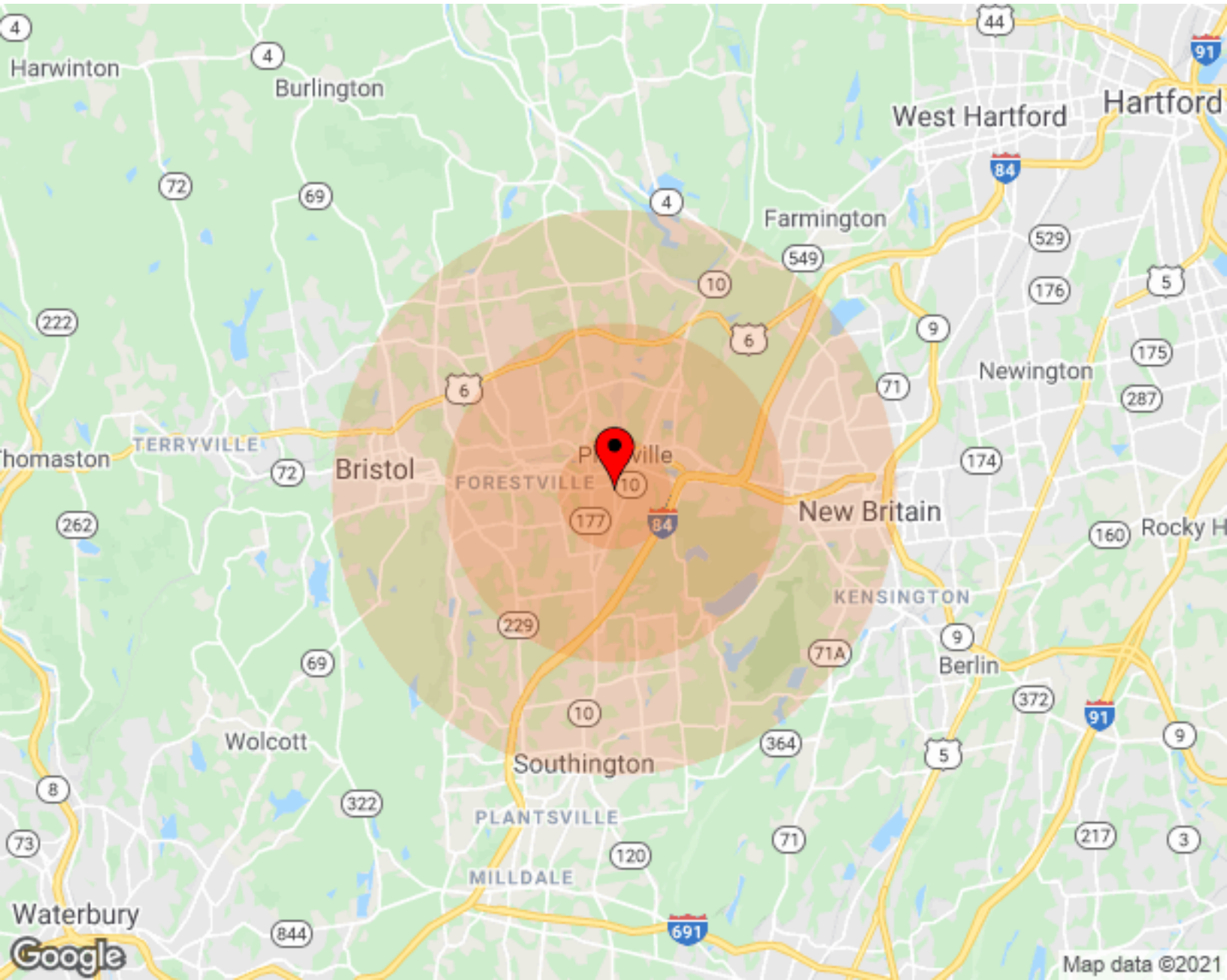
Industrial / Warehouse spaces

Suite	Size	Rate	Clear Height	Drive in Door(s)	Loading Dock(s)
1st - D	3,600	\$6.00	11'	Yes	Yes
1st - E	2,400	\$6.00	11'	Yes	Yes
1st - M	7,001	\$6.00	11'	Yes	Yes

Morrow Realty sells investment properties. We strive to be the client's representative in both the property purchase and the subsequent property leasing to maintain full occupancy. The best returns and sales are achieved by fully leased buildings. Please contact us to discuss your commercial real estate sales and leasing assignments.

DEMOGRAPHICS

123 Whiting St - Old Canal Complex
 123 Whiting Street | Plainville, CT 06062



Male	4,711	21,153	74,299
Female	4,953	22,450	78,663
Total Population	9,664	43,603	152,962
Median	\$69,539	\$58,930	\$52,280
< \$15,000	391	1,338	7,025
\$15,000-\$24,999	465	1,652	6,624
\$25,000-\$34,999	445	1,801	5,980
\$35,000-\$49,999	446	2,878	8,848
\$50,000-\$74,999	1,056	4,224	11,809
\$75,000-\$99,999	701	3,029	9,335
\$100,000-\$149,999	615	2,663	8,579
\$150,000-\$199,999	114	791	2,651
> \$200,000	130	348	1,842

Total Units	5,063	20,717	68,802
Occupied	4,801	19,580	63,936
Owner Occupied	3,036	13,917	39,705
Renter Occupied	1,765	5,663	24,231
Vacant	262	1,137	4,866