



Ranked in Top 50
Commercial Firms in U.S.

FOR SALE/LEASE

351 Burnham Street, East Hartford, CT
8,000± SF 1 Story Industrial Building

SALE PRICE: \$750,000 | LEASE RATE: \$7.50/SF

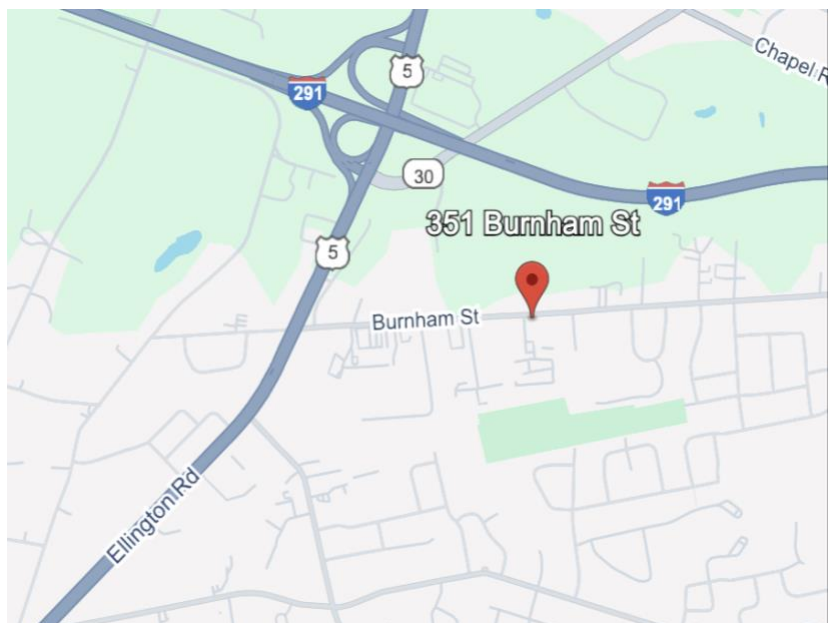
HIGHLIGHTS

- Approved Uses Include:
 - Office/Warehouse Space
 - Industrial & Manufacturing
 - Shipping & Receiving
 - Cannabis Industry: Manufacturing, Product Packaging, Cultivator, Delivery Service with special permit, Hybrid Retail Space with special permit
- Building Expansion Possibilities

CONTACTS

Mark Berkowitz | (860) 761-6009
mberkowitz@orlcommercial.com

Frank Hird, SIOR | (203) 643-1033
fhird@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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: 8,000± SF

AVAILABLE AREA: 8,000± SF

NUMBER OF FLOORS: 1

CLEAR HEIGHT: 12'

CONSTRUCTION: Steel/Concrete

ROOF TYPE: Gable

YEAR BUILT: 1981

SITE INFORMATION

SITE AREA: 1.43 Acres

ZONING: I-2

PARKING: 20 spaces

SIGNAGE: Various subject to permit

HWY ACCESS: I-291, Rt. 5

MECHANICAL EQUIPMENT

AIR CONDITIONING: 100%

TYPE OF HEAT: Forced Hot Air

SPRINKLERED: Yes

ELECTRIC: 208/120V, 3PH, 1600 Amps

UTILITIES

SEWER: Public

WATER: Public

GAS: Yes

TAXES:

ASSESSMENT \$299,460

MILL RATE 44.0

TAXES \$13,176

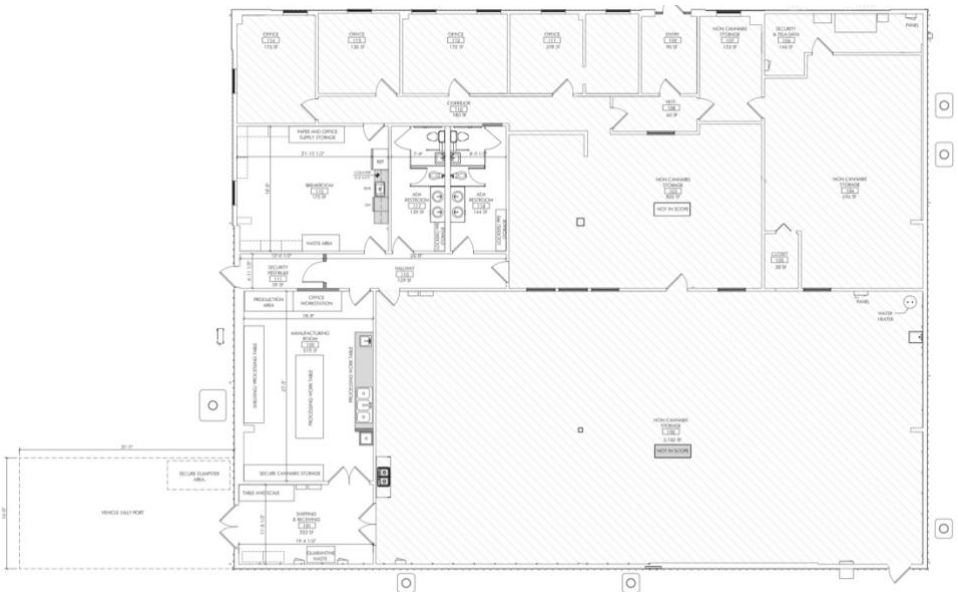
EXPENSES

RE TAXES ☒ Tenant ☐ Landlord

UTILITIES ☒ Tenant ☐ Landlord

INSURANCE ☒ Tenant ☐ Landlord

MAINTENANCE ☒ Tenant ☐ Landlord



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