

40 CORPORATE AVENUE

PLAINVILLE, CONNECTICUT

CBRE

**±10,420 SF
FOR SALE OR LEASE**





PROPERTY OVERVIEW

±10,420 SF Single-Tenant Flex Building

CBRE is pleased to offer for sale or lease 40 Corporate Avenue in Plainville, Connecticut.

Originally constructed in 2000, 40 Corporate Avenue is a relatively newer, high-quality flex office/light industrial building measuring ±10,420 SF. The property is approximately 80% office and 20% warehouse, with the office buildout consisting of a reception area, 22 private offices, kitchen/lounge, and a partial second floor mezzanine. The warehouse features open storage space with 18' clear height, one drive-in door and one dock-high door loading area. The building is situated on approximately 1.7 acres within the Farmington Valley Corporate Park in Plainville, adjacent to Robertson Airport, and easily accessible from major travel routes U.S. Highway 6, Route 72, Route 177 and Interstate 84 via Exits 33 and 39.

40 Corporate Avenue is immediately available for sale at an asking price of \$1,000,000, or for lease starting at \$10.00/SF NNN.

**40 CORPORATE AVENUE
PRESENTS AN IDEAL
SINGLE-TENANT OR
OWNER-OCCUPANT
OPPORTUNITY.**

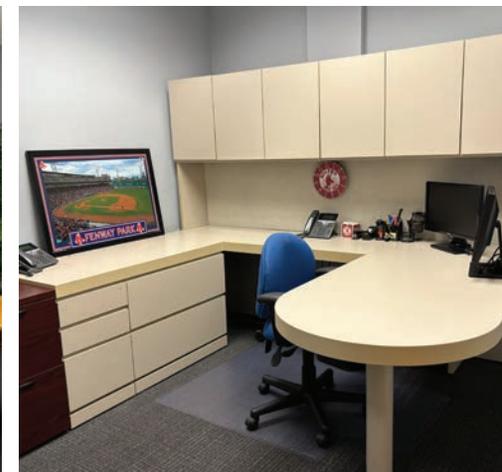
PROPERTY OVERVIEW



Recently Updated Office Space

40 Corporate Avenue's office area was recently updated with new paint and carpet, new LED lighting and more modern furniture and equipment.

The building's efficient floorplan layout combined with the ability to expand by approximately 4,500 SF, provides optimal flexibility for potential occupiers, including flex office, warehouse and light manufacturing users.



40 CORPORATE AVENUE OFFERS HIGH-QUALITY SPACE AND AN EFFICIENT LAYOUT WITH OPTIMAL FLEXIBILITY FOR FLEX OFFICE AND/OR LIGHT MANUFACTURING USERS.



BUILDING SPECIFICATIONS

Parcel ID: R08320

Spec Type	Spec Details
Building Area	10,419 RSF
Lot Size	1.68 Acres
Year Built	2000
Zoning	RI (Restricted Industrial)
Parking	30 surface spaces
Construction	Brick veneer, block concrete and prefinished metal siding
Foundation	Concrete slab
Roof	Flat Membrane
HVAC	Central AC and gas-fired heating
Ceiling Heights	9' Finished in Office Area 18' Clear in Warehouse
Loading Docks	One (1) Drive-In Door One (1) Dock High Door



Single-Story Flex Building



2,200 SF Warehouse with 18' Clear + Mezzanine Storage Area

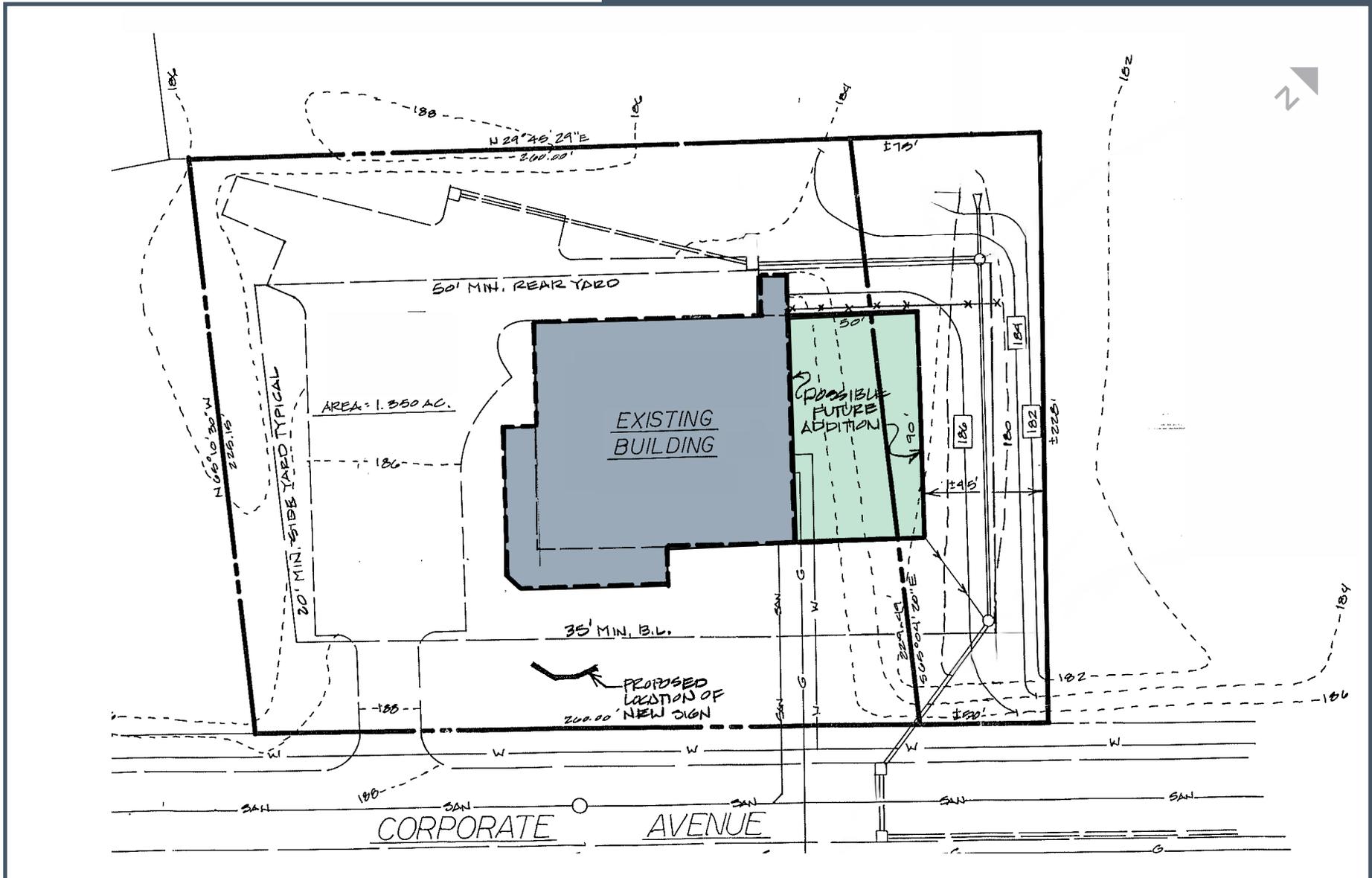


1 Loading Dock
1 Drive-in Dock

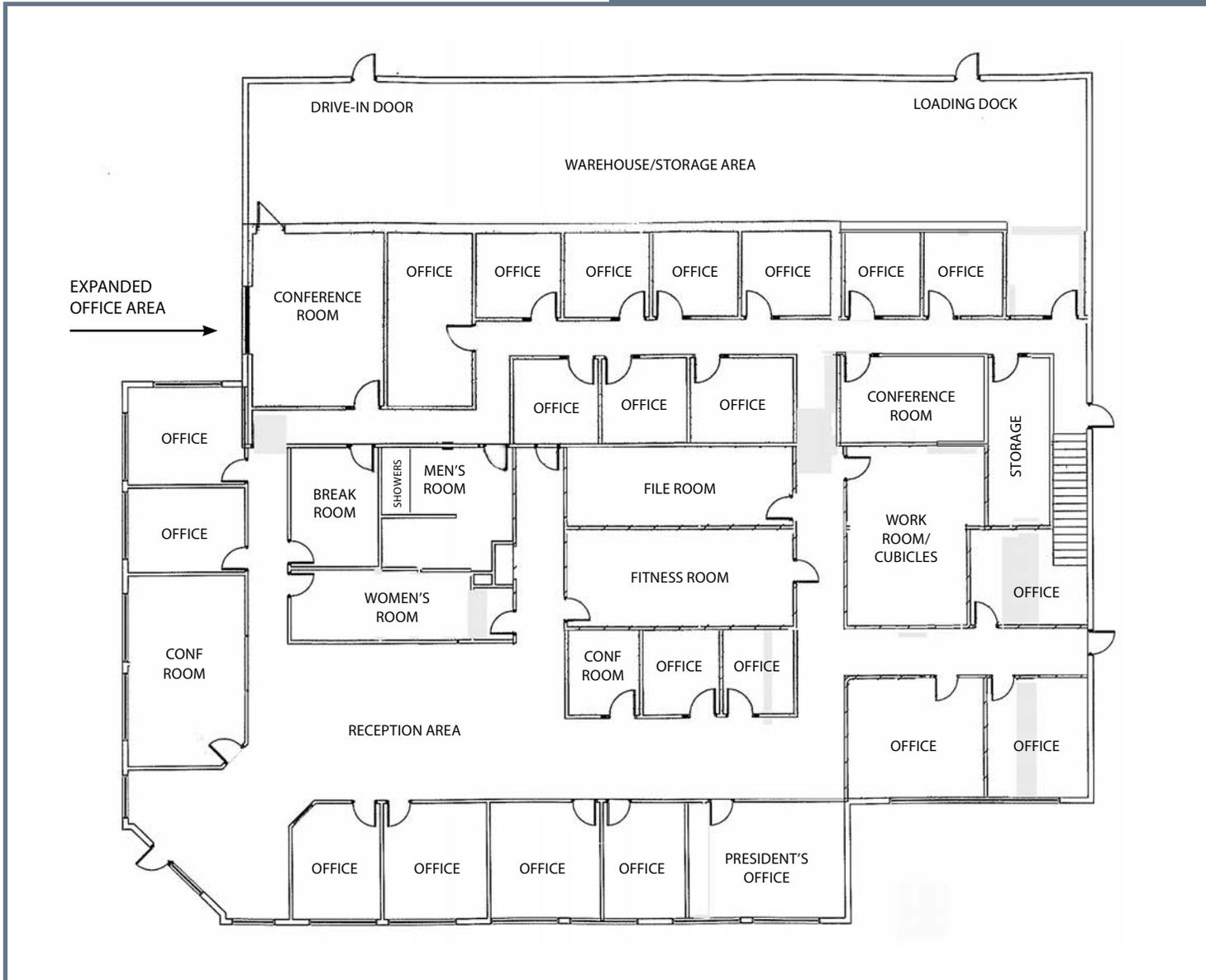
SITE PLAN

1.68 Acres

NOTE: The Property can potentially be expanded by ±4,500 SF.



FLOOR PLAN



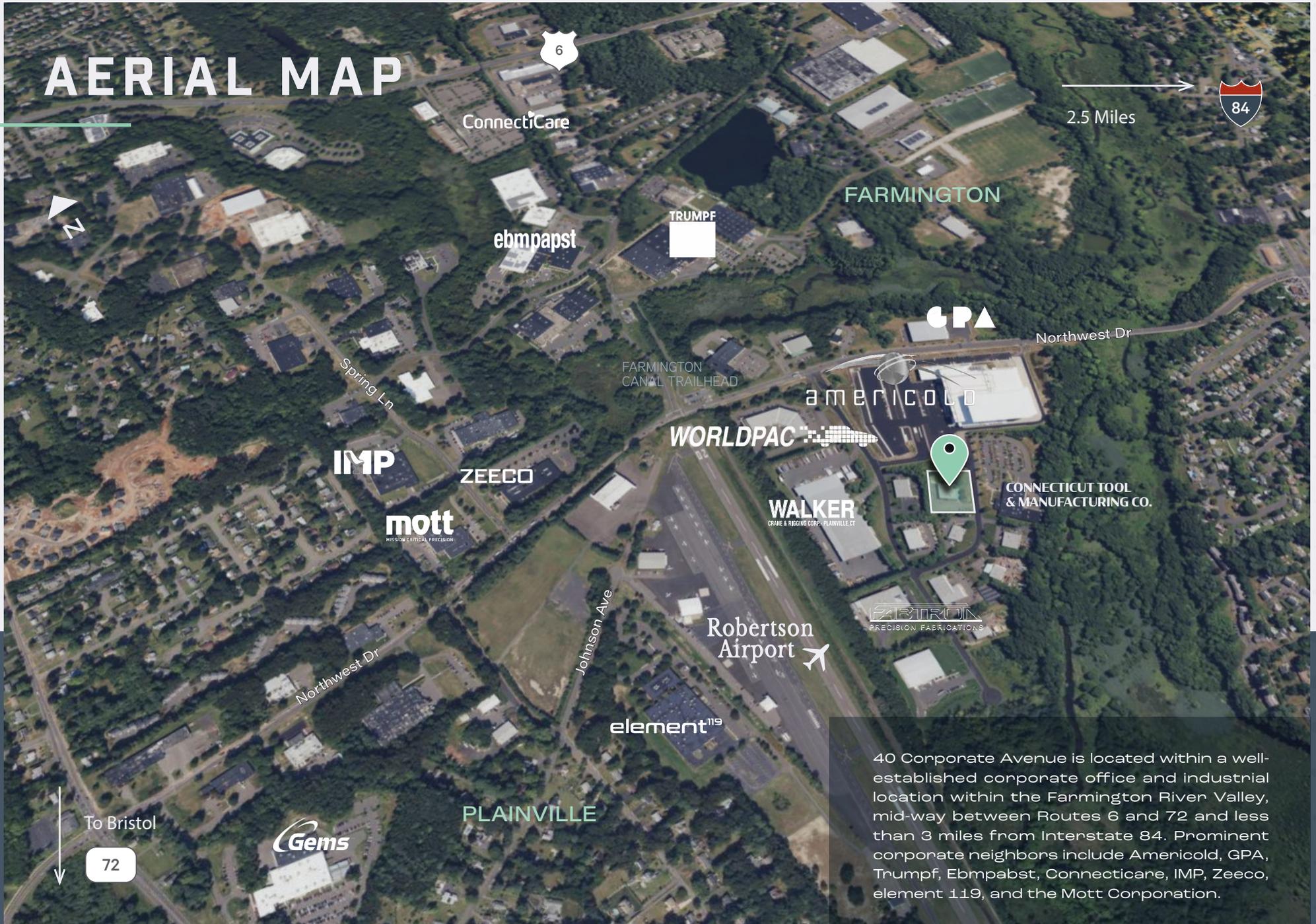
Building Size
10,419 SF

Office Area
8,219 SF

Warehouse
2,200 SF

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TOUR**

AERIAL MAP



40 Corporate Avenue is located within a well-established corporate office and industrial location within the Farmington River Valley, mid-way between Routes 6 and 72 and less than 3 miles from Interstate 84. Prominent corporate neighbors include Americold, GPA, Trumpf, Ebmpabst, Connecticare, IMP, Zeeco, element 119, and the Mott Corporation.

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