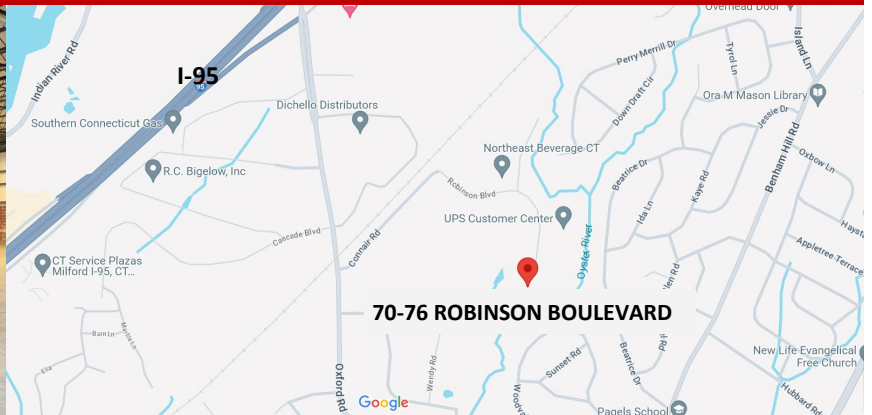


FOR SALE AND LEASE — INDUSTRIAL BUILDING 70-76 ROBINSON BOULEVARD ORANGE, CONNECTICUT



OFFERED AT \$7,000,000/\$8.50 p/SF NNN



- 50,635 SF light industrial building
- 16,000 SF with two loading docks available for lease
- 6.19 +/- Acres
- 24-foot clear ceiling height

- Total of 5 loading docks, 1 drive-in door
- Fully Sprinklered
- Excellent location, only one mile from I-95 at Exit 41 (Marsh Hill Road)
- Parking for 104 cars



CARL RUSSELL
Senior Commercial Broker
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