



Two Dock High Doors

WAREHOUSE NORTH - AVAILABLE FOR LEASE - Rental "As Is" - \$Best Offer/mo Gross plus Utilities; Improvements available at 12.0% yield to cost.

Sponsorship – Firomar Construction; Kieran Higgins et al – Firomar Construction is a capable contractor working on both private and public projects. Current works include terminal interiors for a major NY Airport and an industrial build-to-suit in the state of New York for a subsidiary of a multinational rail systems company.

Trucking Address - 445 Ledyard St. Rear - Overhead Door 4

Legal Address 770 Wethersfield Avenue, Hartford, CT

Building Area - 39,784 square feet of circa 1940's industrial

Sub-Building Area: 15,385 square feet - \$Best Offer/month Gross + Utilities "As Is"

Land Area: 3-acres

Heating – Gas Force Air

Cooling – Window venting; Air conditioning can be installed at Tenant's expense

Clear Height – 9-18 feet

Use – Warehouse

Built – 1940

Term – 2-10 years

Call- Kenneth Labbe, Associate Real Estate Broker-860.891.8551

WAREHOUSE NORTH – 15,385 Square Feet – Rent - \$Best Offer/mo – Warehouse

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Pyramid Real Estate Group

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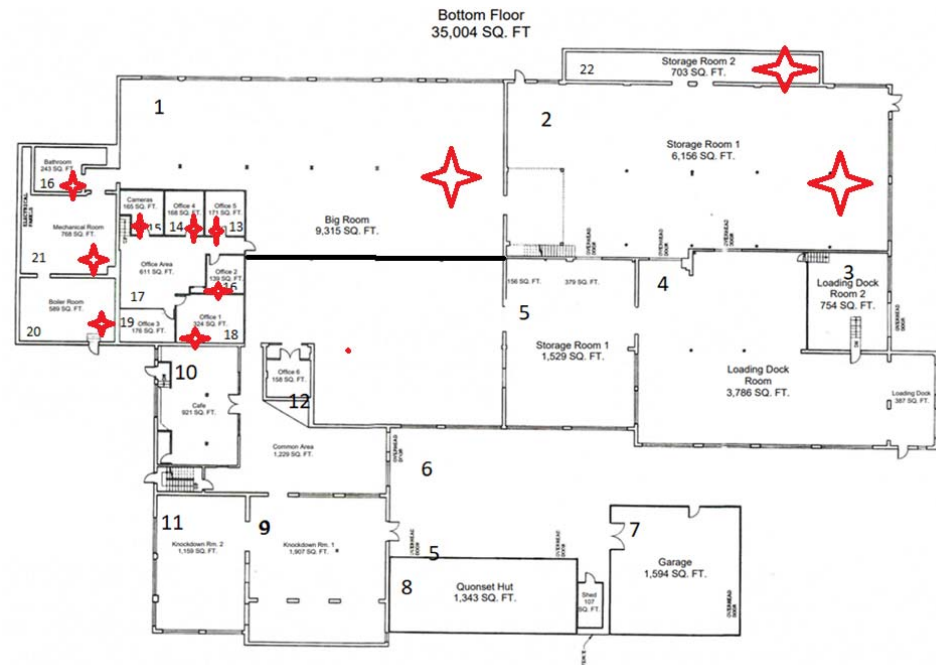
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WAREHOUSE NORTH – 15,385 Square Feet – Base Rent - \$11,500/mo or Best Offer – Warehouse
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Aerial Photo Brand Logos Map – Competitive Set – Restaurants



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WAREHOUSE NORTH – 15,385 Square Feet – Rent - \$Best Offer/mo – Warehouse

Trucking Address - 445 Ledyard St. Rear - Overhead Door 4; Legal Address 770 Wethersfield Avenue, Hartford, CT

Measurements - Interior – Warehouse North - Forward of First 127 Feet – South Wing (Left) Clear Height is 10' 6" for 18 feet

Measurements - Interior – Warehouse North Forward of First 127 Feet – Center (Center) Clear Height is 18' 16" for 20 feet

Measurements - Interior – Warehouse North Forward of First 127 Feet – North Wing (Right) Clear Height is 10' 6" for 18 feet

Warehouse North – Total - 56 feet Wide x 218 x 10' 6" at 12,208 sf with Elevated Center 56 feet Width 100 feet Length by 18-foot Clear Height at 5,600 sf



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After Condition – OHD 4



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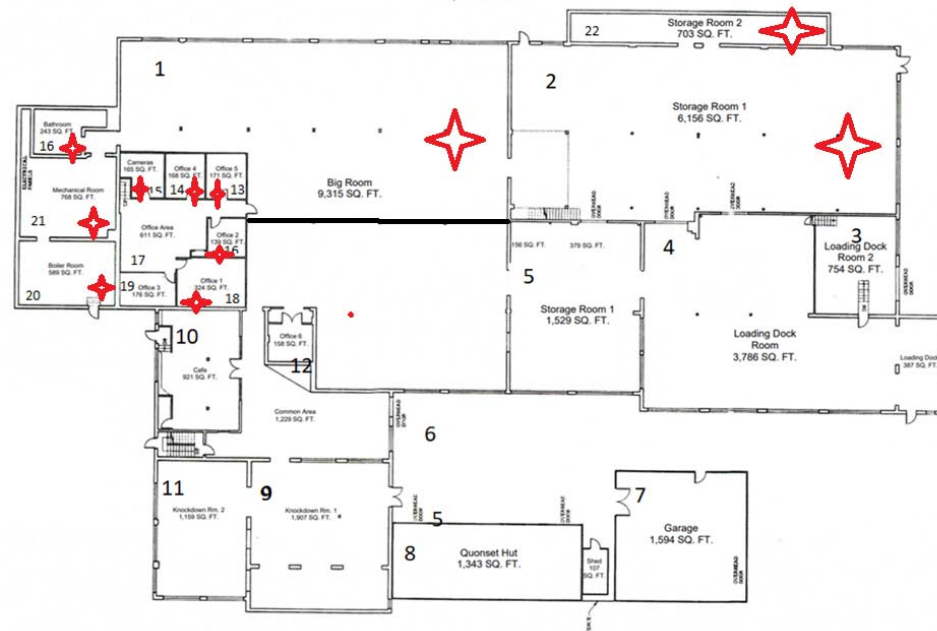
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Floor Plans – Lower Floor

Bottom Floor
35,004 SQ. FT.



Red Stars = Applicable Building Areas

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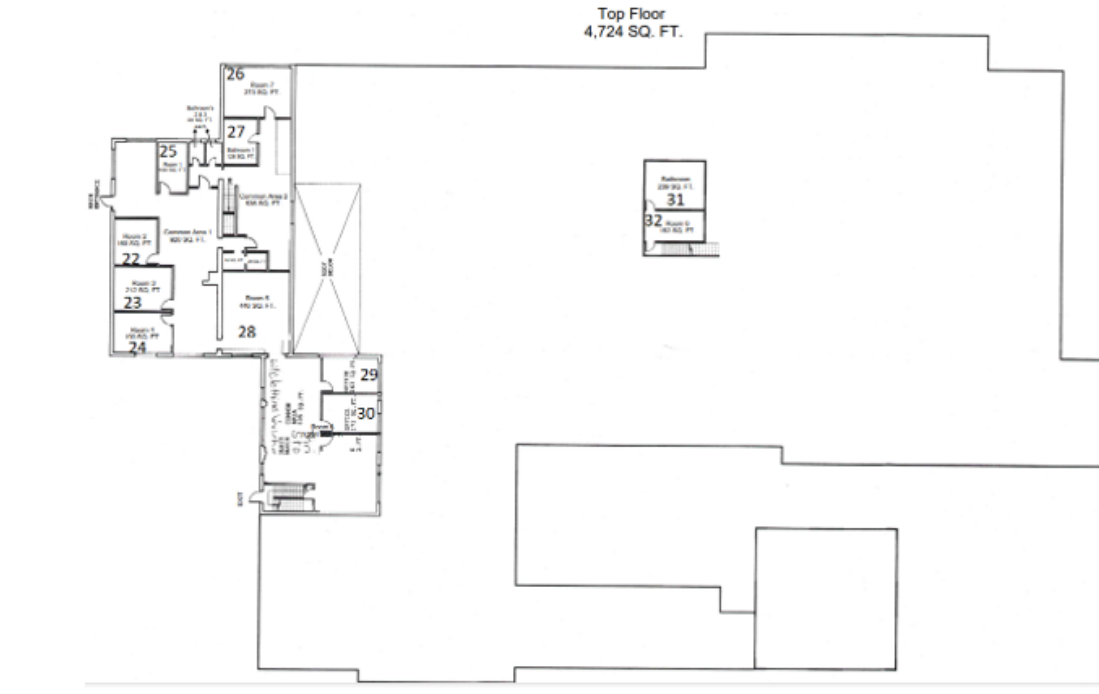
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 None Applicable

Floor Plans – Upper Floor



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AERIAL with Warehouse Suite Outlined in Red



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REAR ENTRANCE – VIEW WEST WITH EASEMENT IN LIGHT PURPLE



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AVAILABLE FOR LEASE - OUTSIDE STORAGE (ORANGE) – REAR – AERIAL PHOTO



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EAST SIDE RIGHT-OF-WAY AND REAR ENTRY FROM LEDYARD STREET – VIEW NORTH – BUILDING ON RIGHT



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Warehouse NORTH – 15,385 Square Feet
Capital Improvements Subject to Negotiation

No budgetary cap within reason
Smaller Units Available

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Prepared by:

Kenneth R. Labbe
Business Development Manager (BDM)/Owner's Rep



Associate Real Estate Broker – State of Connecticut #0795117

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Geographic Expertise – National

Web - www.linkedin.com/in/kennethlabbe1

Conference– 605-313-4818 x775876

Email – klabbe@pyramidregroup.com

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