



Ranked in Top 50
Commercial Firms in U.S.

FOR LEASE

154 Commerce Way, South Windsor, CT 06067
10,940± SF Industrial Building 1.46 acres

LEASE RATE: \$9.75/SF NNN

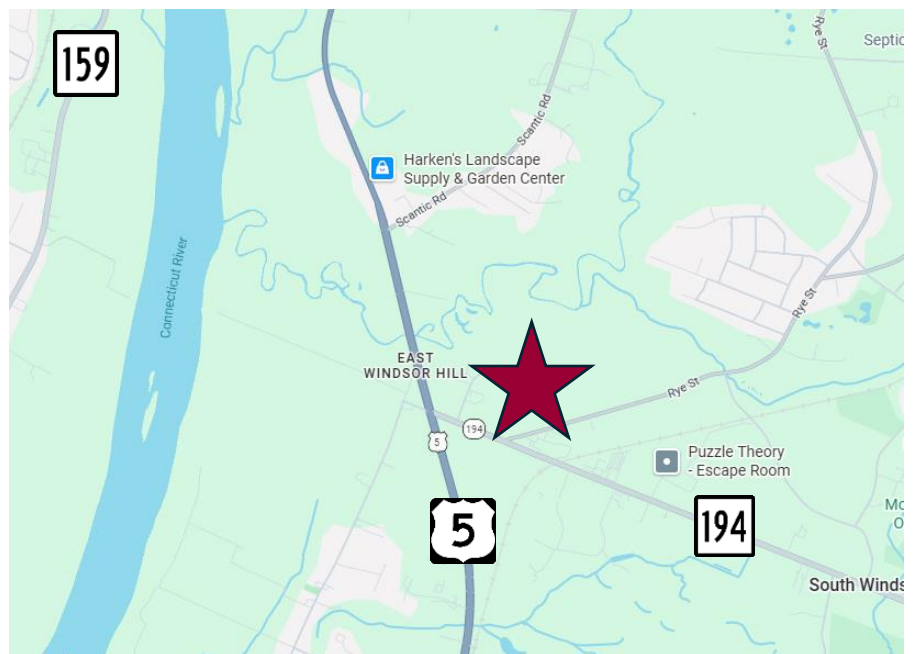
HIGHLIGHTS

- 10,940± SF 1-story Industrial Building
- 1.46 Acres in Industrial Zone
- 1 (12' x 14') Drive-In Door
- 2 (8' x 8') Loading Docks
- Camera & Door Security
- 4 Restrooms
- 40' Storage Container
- Compressor & Jib Crane onsite

CONTACT

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2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882
Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

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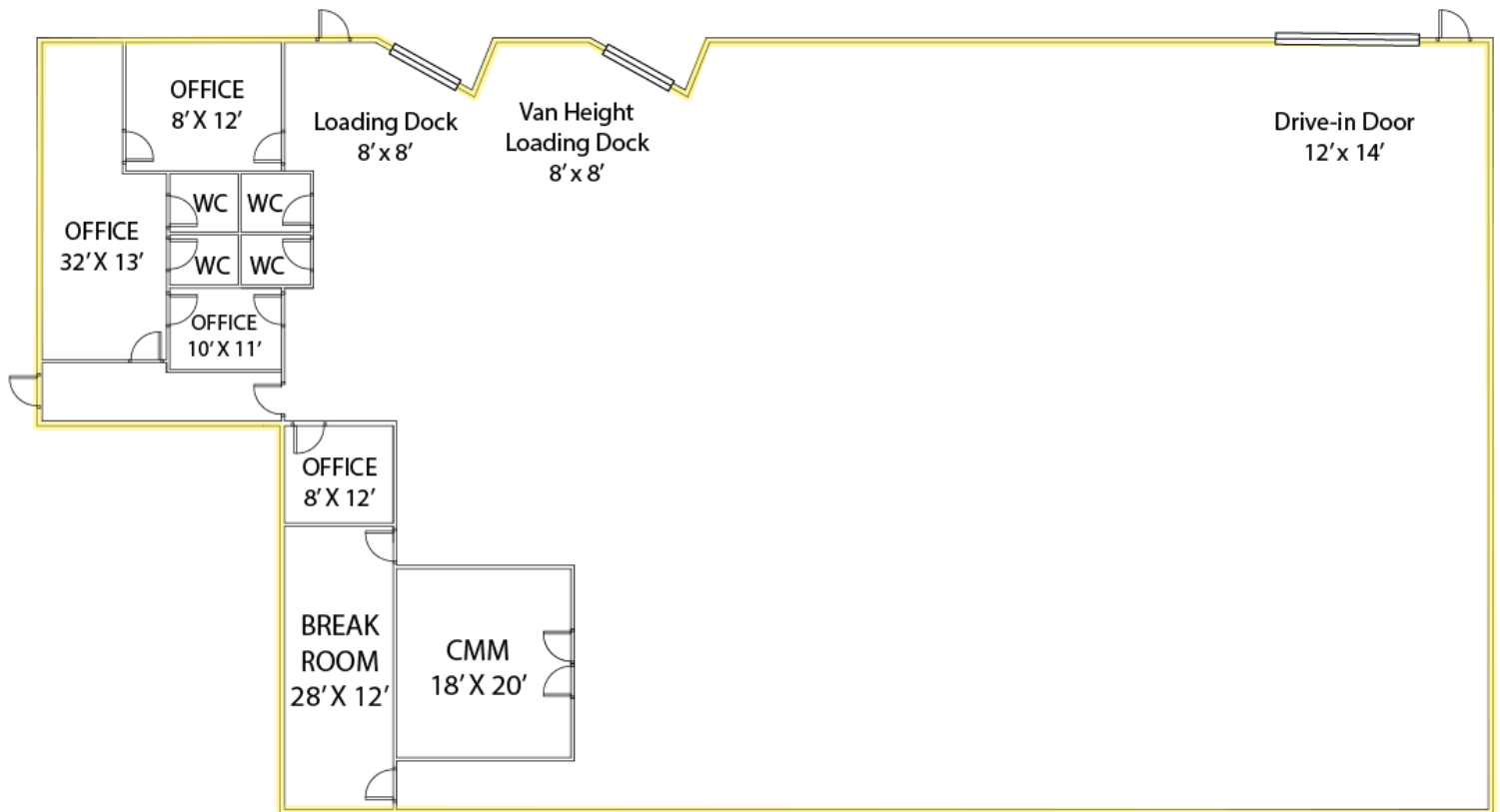


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10,940± SF Industrial Building

BUILDING INFORMATION

GROSS BLD. AREA: 10,940± SF

AVAILABLE AREA: 10,940± SF

OF FLOORS: 1

SPACE BREAKDOWN: 1,400± SF Office

LOADING DOCKS: 2, 8' x 8'

DRIVE-IN DOORS: 1, 12' x 14'

CLEAR HEIGHT: 15'8"

COLUMN SPACING: 24

CONSTRUCTION: Steel

ROOF TYPE: Standing Seam

YEAR BUILT: 1990

MECHANICAL EQUIPMENT

AIR CONDITIONING: 100% Central Air

TYPE OF HEAT: Gas, Forced Hot Air

SPRINKLERED: No

ELECTRIC/POWER: 400 amp, 3 phase power

OTHER: Compressor & Jib Crane onsite.

40' Storage Container

SITE INFORMATION

SITE AREA: 1.46 Acres

ZONING: I

PARKING: 11 Parking Spaces + 1 HC Space

SIGNAGE: Monument

VISIBILITY: On Commerce Way

HWY ACCESS: I-291, Rt. 5, Rt. 194

UTILITIES

SEWER/WATER: City

GAS: Yes

TAXES

ASSESSMENT: 473,400

MILL RATE: 35.61

TAXES: \$16,867.78 (\$1.54/SF)

EXPENSES

RE TAXES: ☒ Tenant ☐ Landlord

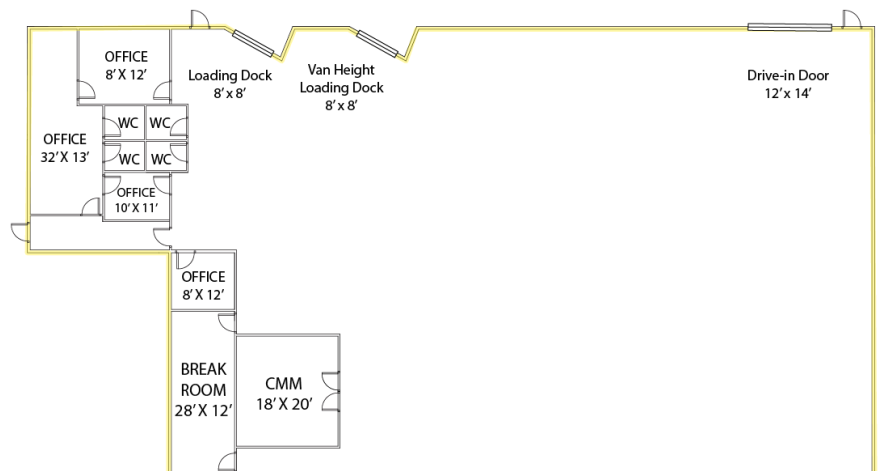
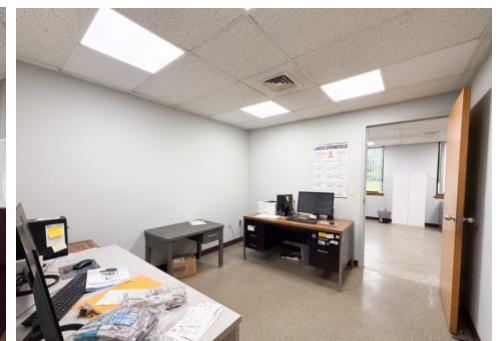
UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord

NNN EXPENSES: \$3.25/SF



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