



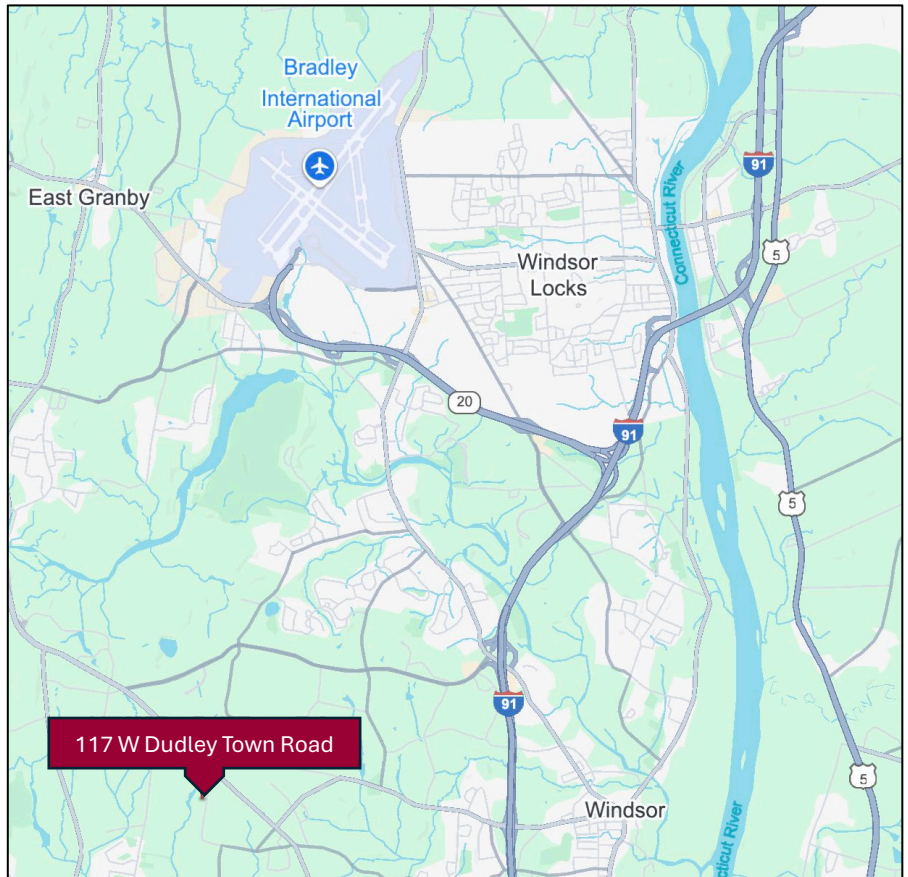
FOR LEASE

117 West Dudley Town Road, Bloomfield, CT 06002
11,264± SF INDUSTRIAL BUILDING ON 4.70± ACRES

LEASE RATE \$7.50/SF NNN

HIGHLIGHTS

- Rare Standalone Industrial/Flex Building For Lease
- Nicely Built-out Office / Engineering Space
- 7 Miles from Bradley International Airport
- Suitable for a variety of different uses including light manufacturing and service industries
- Close proximity to:
Amazon Fulfillment Center, Trader Joe's Distribution Facility, Pepperidge Farm, Home Goods Distribution Center and Kaman Corp



CONTACT

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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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117 West Dudley Town Rd, Bloomfield, CT 06002

11,264± SF INDUSTRIAL BUILDING

BUILDING INFORMATION

GROSS BLD. AREA: 11,264± SF

Warehouse: 7,248± SF

Office: 4,016± SF

OF FLOORS: 1

OVERHEAD DOORS: (2) 12' x 10'

CLEAR HEIGHT: 10' - 15'

CONSTRUCTION: Concrete / Steel

ROOF TYPE: Gable

YEAR BUILT: 1999

MECHANICAL EQUIPMENT

AIR CONDITIONING: Office, Central AC

HEAT: Forced Air

SPRINKLERED: No

ELECTRIC: 600 Amps, 208Y/120V 3PH

SITE INFORMATION

SITE AREA: 4.70± Acre

ZONING: I-2

PARKING: 23 Parking Spaces

SIGNAGE: On-Building, Monument

HWY ACCESS: I-91, Exit 37 (Rt 305)

UTILITIES

SEWER: Septic

WATER: Public

GAS: Yes

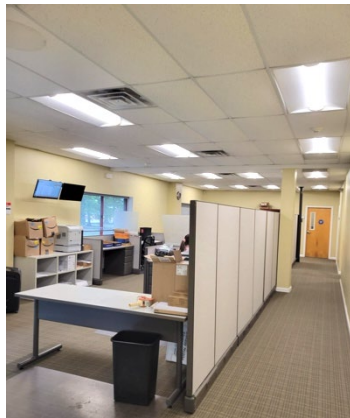
EXPENSES

RE TAXES: (\$2.45/SF) Tenant Landlord

UTILITIES: Tenant Landlord

INSURANCE: Tenant Landlord

MAINTENANCE: Tenant Landlord



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