



Ranked in Top 50  
Commercial Firms in U.S.



# FOR LEASE

42 OZICK DRIVE, UNIT 3, DURHAM, CT 06422

1,250± SF OFFICE ON MAIN LEVEL | 1,250± SF LOWER LEVEL INDUSTRIAL

LEASE RATE: \$9.00/SF Gross + Utilities

## HIGHLIGHTS

- 2,500± SF Industrial Flex Space
- 1,250± SF Office – Main Floor
- 1,250± SF Warehouse – Lower Level
- 1 Drive-in Door
- 16' Ceiling Height in Warehouse
- Electric Service: 208 v / 200 amps & 480 v / 400 amps

## CONTACT

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[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📞 (203) 315-4046  
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📞 (860) 721-7882  
Broker of Record: J. Richard Lee | (203) 643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



# FOR LEASE

**LEASE RATE: \$9.00/SF Gross + Utilities**

**42 OZICK DRIVE, UNIT 2, DURHAM, CT 06422**

**2,500± SF INDUSTRIAL / FLEX SPACE**

### BUILDING INFORMATION

**GROSS BLDG AREA:** 17,956± SF – 6 Units

**UNIT 3 AVAILABLE AREA :** 2,500± SF

**# OF FLOORS:** 2 in building

**SPACE BREAKDOWN:** 1,250± SF – Office on main floor, 1,250± SF – Warehouse

**DRIVE-IN DOORS:** 1

**CLEAR HEIGHT:** 16 Feet

**CONSTRUCTION:** Wood Frame

**ROOF TYPE:** Asphalt Shingles

**YEAR BUILT:** 2003

### MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central Air

**TYPE OF HEAT:** Propane, Warm Air

**ELECTRIC/POWER:** 208v / 200amps & 480v / 400amps

### SITE INFORMATION

**SITE AREA:** 4.6± Acres

**ZONING:** DD

**PARKING:** Open

**SIGNAGE:** On Building, At Street

**HWY ACCESS:** I-91 Exit 15

### UTILITIES

**SEWER/WATER:** Septic, Well

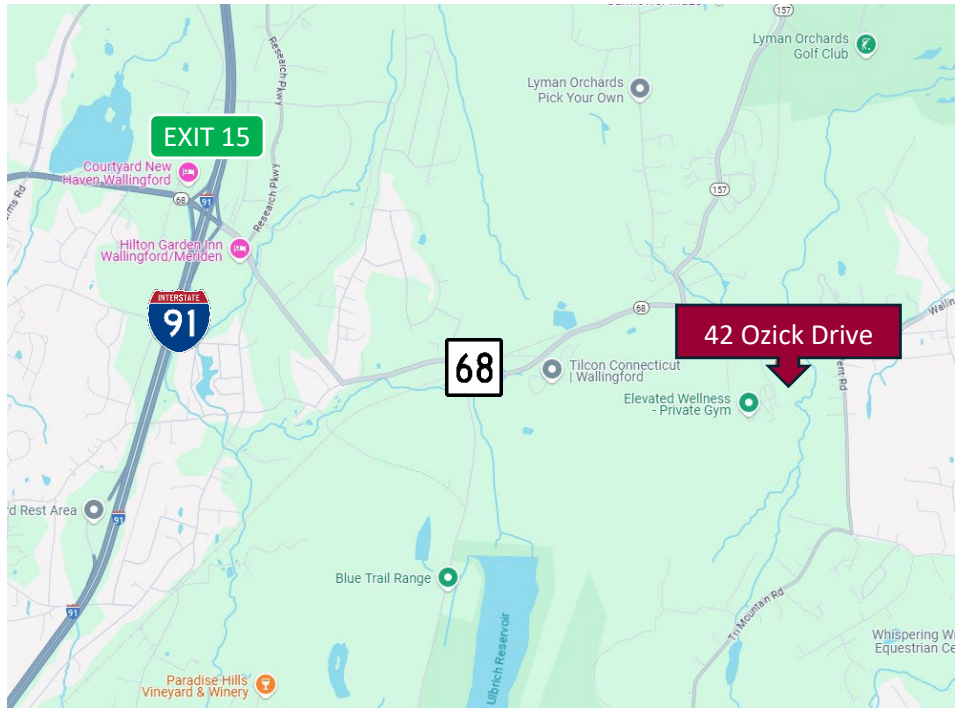
**GAS:** Propane

### EXPENSES

- |                     |  |  |
|---------------------|--|--|
| <b>RE TAXES:</b>    | <input type="checkbox"/> Tenant            | <input checked="" type="checkbox"/> Landlord |
| <b>UTILITIES:</b>   | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord            |
| <b>INSURANCE:</b>   | <input type="checkbox"/> Tenant            | <input checked="" type="checkbox"/> Landlord |
| <b>MAINTENANCE:</b> | <input type="checkbox"/> Tenant            | <input checked="" type="checkbox"/> Landlord |
| <b>JANITORIAL:</b>  | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord            |

**DIRECTIONS:** I-91 Exit 15 to Ozick Drive to #42.

**O,R&L Commercial** is pleased to offer 2,500± SF Industrial / Flex space for Lease. The space features 1,250± SF of main floor office space and 1,250± SF of lower level warehouse space with 1 drive-in door and 16' ceiling heights. Minutes to I-91.



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