

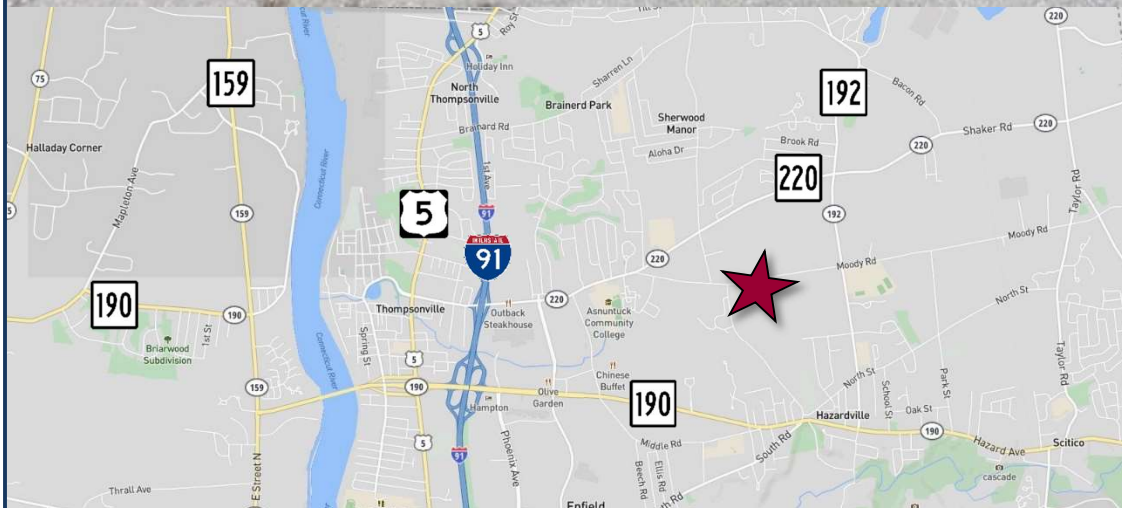
FOR LEASE | 1,500± SF - 3,780± SF INDUSTRIAL / FLEX CONDO 2 DRIVE-IN DOORS

9 Moody Road, Units 4-5, Enfield, CT 06082

LEASE RATES: 1,500± SF - \$1,600/MO GROSS PLUS UTILITES
2,280± SF - \$2,300/MO GROSS PLUS UTILITES
3,780± SF - \$3,600/MO GROSS PLUS UTILITES



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- Up to 3,780± SF Available
- 1,500± SF Warehouse
- 2,280± SF Warehouse/office
- 3,780± SF Warehouse/office
- 1 Story
- 2 Drive-in Doors
- Clear Height: 11'6" - 17'
- 3.30/1000 Parking ratio
- Zoning: I-1
- 1 ½ miles to I-91
- Many area amenities

For more information contact:

Mark Berkowitz | 860.761.6009 | mberkowitz@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
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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BUILDING INFORMATION

GROSS BLD. AREA 6,847± SF
AVAILABLE AREA 3,780± SF
MIN AVAILABLE 1,500± SF
MAX CONTIGUOUS 3,780± SF
OFFICE AREA 780± SF
DRIVE-IN DOORS 1 (10' x 10') & 1 (10' x 12')
CLEAR HEIGHT 11'6" - 17'
CONSTRUCTION Masonry
ROOF TYPE Metal
YEAR BUILT 1985

SITE INFORMATION

SITE AREA 4.10 Acres
ZONING I-1
PARKING 3.30/1000 parking ratio
SIGNAGE On Building, pylon
HWY.ACCESS 1 ½ miles to I-91
TRAFFIC COUNT 6,257 ADT

UTILITIES

SEWER/WATER City
GAS Propane

EXPENSES

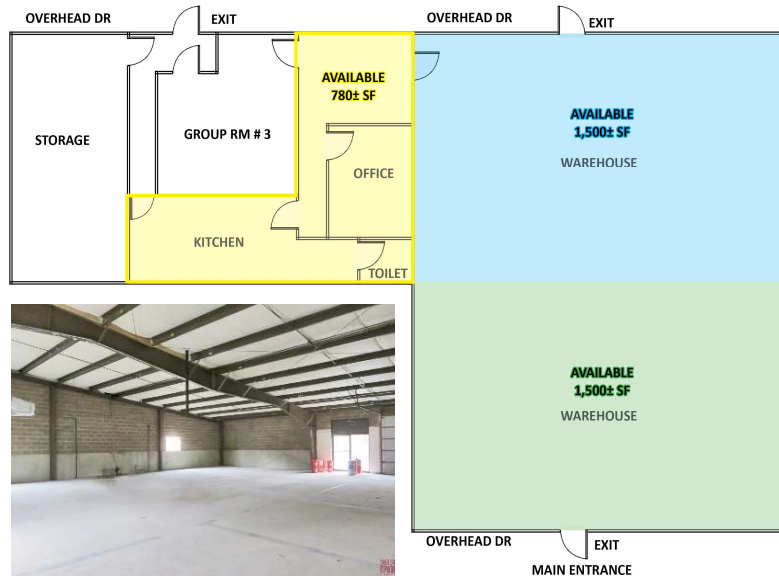
RE TAXES	☐ Tenant	☒ Landlord
UTILITIES	☒ Tenant	☐ Landlord
INSURANCE	☒ Tenant	☒ Landlord
MAINTENANCE	☐ Tenant	☒ Landlord
JANITORIAL	☒ Tenant	☐ Landlord

MECHANICAL EQUIPMENT

AIR CONDITIONING Office Only
TYPE OF HEAT Propane
SPRINKLERED No
ELECTRIC SERVICE 200 amps

COMMENTS Attractive office build-out

DIRECTIONS I-91, Exit 48. Bear right onto CT-220 (Elm Street). Straight onto Moody Road.



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 - Shopping
 - Banking
 - Dining



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