

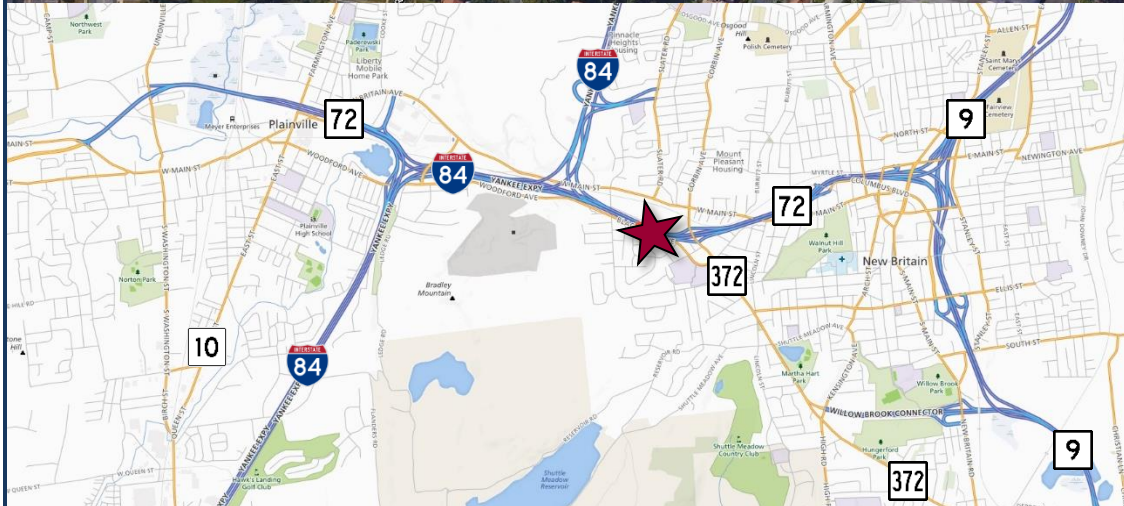
FOR LEASE | 8,570± SF WAREHOUSE SPACE LARGE DOCK & DRIVE-IN DOORS

1 Hartford Square, New Britain, CT 06052

LEASE RATE: \$5.00/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 8,570± SF available
 - Units P, Q, & R
- Clear Height: 24'
- Large Dock & Drive-in Doors
- Polished Warehouse Floors
- Zoning: I2
- Excellent Highway Access to Route 72, Route 9, and I-84
- 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 574,000± SF
AVAILABLE AREA 8,570± SF
NUMBER OF FLOORS 1
COLUMN SPACING Clear span
CLEAR HEIGHT 24'
LOADING DOCKS 1: 14' x 16' (Interior Dock)
DRIVE-IN DOORS 1: 14' x 14' | 1: 5' x 8'
CONSTRUCTION Steel Frame / Masonry
ROOF TYPE Gable, Metal / Tin
YEAR BUILT 1940

MECHANICAL EQUIPMENT

AIR CONDITIONING None
TYPE OF HEAT Gas
SPRINKLERED Yes
ELECTRIC SERVICE 225 A, 120/240 V, 3 Phase
OTHER Fiber Optics

SITE

SITE AREA 31.1 acres
ZONING I2
PARKING 1.22/1000 ratio
SIGNAGE TBD
VISIBILITY Excellent on Route 72
HWY. ACCESS Route 72, Exit 7
TRAFFIC COUNT 57,878 ADT on Route 72

UTILITIES

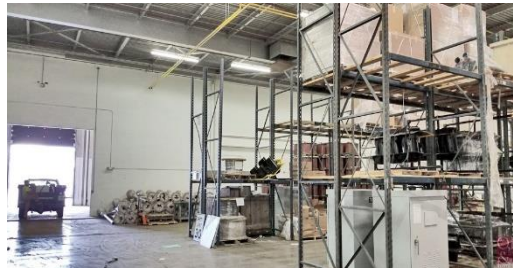
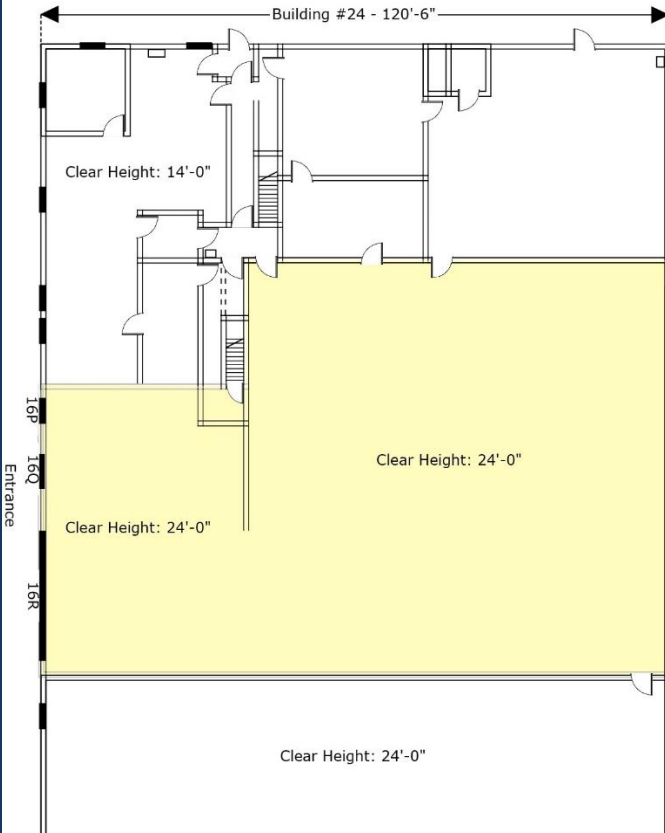
SEWER City
WATER MDC
GAS Yes

EXPENSES

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

COMMENTS On-Site Management

DIRECTIONS Route 72, Exit 7. Turn left onto Corbin Avenue (Route 372). Turn right onto Black Rock Avenue. Turn Right onto Hartford Square.



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 - Shopping
 - Banking
 - Dining



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