

FOR LEASE | MULTIPLE INDUSTRIAL SPACES AVAILABLE

SHUNPIKE BUSINESS CENTER - 1275 Cromwell Avenue, Rocky Hill, CT 06067

Unit C-5 – 1,250± SF | \$1,300/month plus utilities

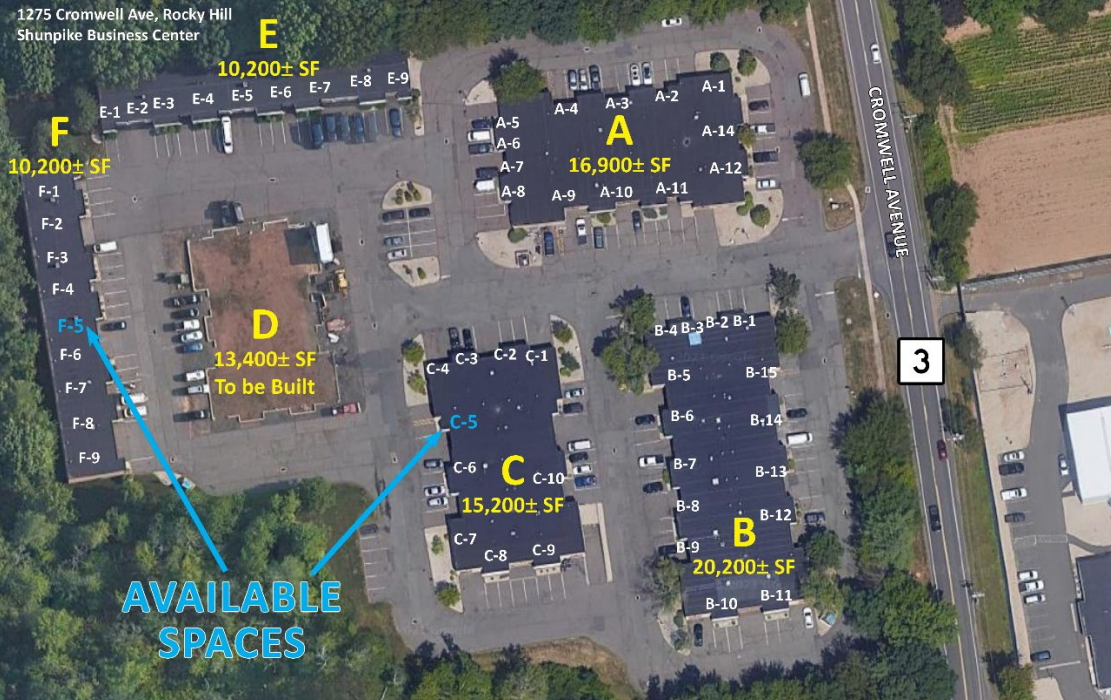
Unit F-5 – 1,700± SF | \$1,600/month plus utilities



Ranked in Top 50
Commercial Firms in U.S.



1275 Cromwell Ave, Rocky Hill
Shunpike Business Center



Property Highlights

- Multiple spaces available
- Unit C-5 1,250± SF
- Unit F-5 1,700± SF
- 5 building park
- 1 Story, Clear Span
- Clear Height: 13'6" - 15'6"
- 2/1000 parking ratio
- 1 shared dock in Bldg C
- Traffic: 15,500 ADT
- 13,400± SF to be built
- Zoning: Industrial
- I-91, Exit 23
- Many area amenities

For more information contact:

Jay Morris | 860-721-0033 | jmorris@orlcommercial.com or Bridgette Rodrigues | 860-761-6012 | brodrigues@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

GROSS BLD. AREA 72,700± SF in 5 buildings
AVAILABLE AREA C-5 1,250± SF, F-5 1,700± SF
NUMBER OF FLOORS 1
COLUMN SPACING Clear Span
CLEAR HEIGHT Bldg A-B: 13'6", Bldg C-E-F: 15'6"
LOADING DOCKS 1 shared dock in Bldg C
DRIVE-IN DOORS Varies, at least 1 per unit
CONSTRUCTION Masonry / Steel Frame
ROOF TYPE Flat, EPDM Rubber
YEAR BUILT 1989-2003

MECHANICALS

AIR CONDITIONING Central Air in Office areas
TYPE OF HEAT Gas, hot air & suspended units
SPRINKLERED Yes
ELECTRIC SERVICE 100 & 200 amp services

COMMENTS

5 building business park.
Dumpsters available on-site.
Building D is fully approved for
13,400 SF new construction with
multiple size units.

SITE

SITE AREA 10.7 acres
ZONING BP-Business Park
PARKING 2/1000 ratio
SIGNAGE Monument & Building
FRONTAGE 490' on Route 3
HIGHWAY ACCESS 1 mile to I-91, Exit 23
TRAFFIC COUNT 15,500 ADT

UTILITIES

SEWER/WATER Public
GAS CNG

EXPENSES

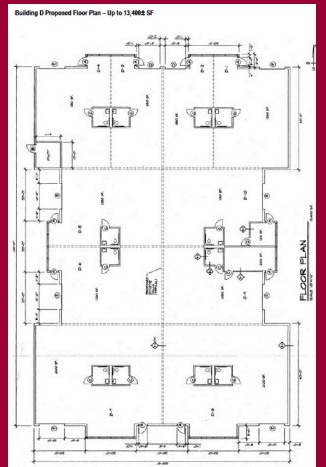
TAXES/INSURANCE ☐ Tenant ☒ Landlord
UTILITIES ☒ Tenant ☐ Landlord
MAINTENANCE ☐ Tenant ☒ Landlord
BASE YEAR 2021 Base Year by LL

DIRECTIONS

I-91 Exit 23; west on
West Street; left on Rt. 3
(Cromwell Avenue).
Property is less than one
mile further on right

Property Highlights

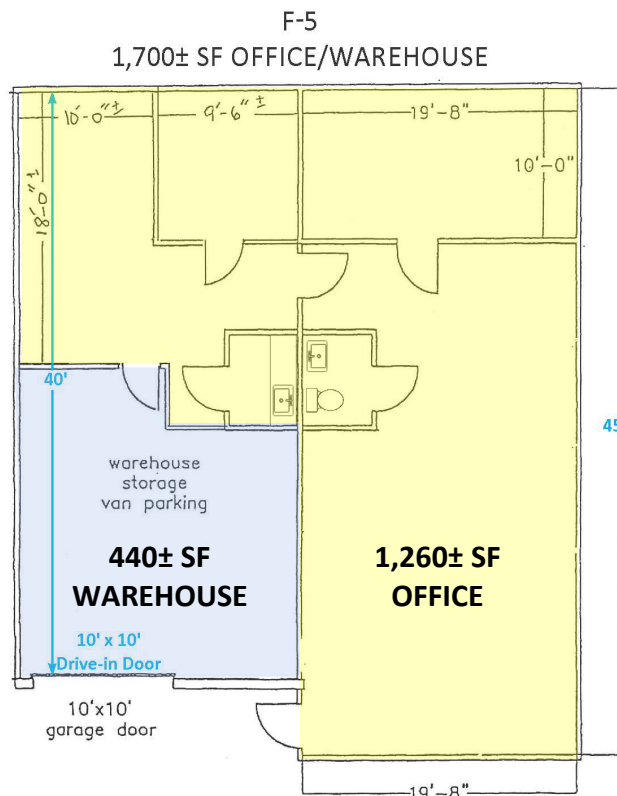
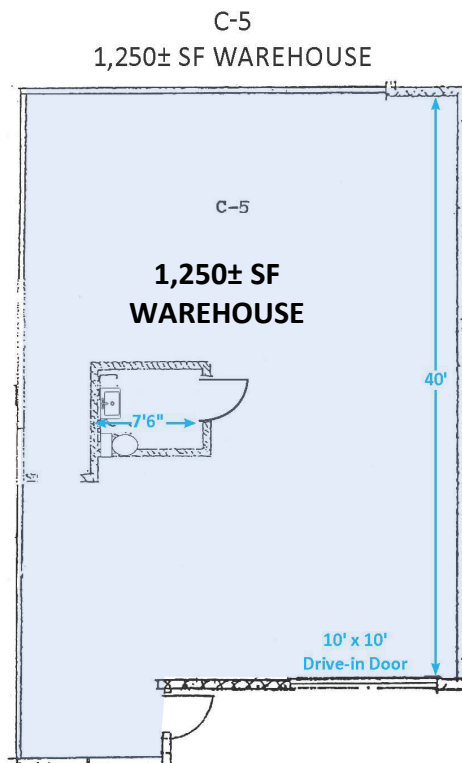
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