

22 Prindle Hill Road

Orange, CT 06477



BROKER:

Jon Angel, President

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ANGEL 
COMMERCIAL, L.L.C.

**36,952 RSF
Industrial
Property
3.1 Acres**

SALE PRICE

\$3,695,200

LEASE RATE

\$8/SF NNN

REAL ESTATE TAXES

**\$54,393.46
(2022)**

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Industrial Property Minutes to I-95 for Sale or Lease in Orange, CT

With 222 linear feet of frontage on Prindle Hill Road, the 3.1-acre property consists of two freestanding one-story buildings providing a total of 36,952 SF. Built in 1961 and expanded in 2010, the 31,952 RSF cinderblock building features 7,752 SF of air-conditioned office space, 24,200 SF of warehouse space, one 12' high by 10' wide loading platform, a receiving overhead door, a drive-in door, a 14' ceiling height, and four restrooms. The 5,000 RSF metal building built in 2009 features clear span construction, three 10' high by 10' wide drive-in doors, a 14' ceiling height, and propane heat. The property provides street signage and a gated, fenced parking lot. Permission has been granted from the town zoning board to construct a 5,000 SF addition which would connect the two buildings.

Formally occupied by Valley Tool and Manufacturing, the property is next to the Tractor Supply Company and The Family Security Plan (FSP). It is across the street from PEZ Visitor Center and Maplewood at Orange, a retirement community. It is near FedEx Freight and United Illuminating, and minutes to Route 1, shopping, banks, and restaurants.

The property is conveniently located 1.1 miles from I-95 (Exit 41 - Marsh Hill Road) and 3.8 miles to the Merritt Parkway (Route 15).



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FINANCIAL INFORMATION

Sale Price:	\$3,695,200
Lease Rate:	\$8/SF NNN
Real Estate Taxes:	\$54,393.46 (2022)

PROPERTY DETAILS

Total Space Available:	36,952 RSF
Total Building Size:	31,952 RSF (Building #1) 5,000 RSF (Building #2)
Land:	3.1 Acres
Zoning:	Limited Industrial 2 (LI-2)
Year Built:	1961 (#1), 2009 (#2)
Construction:	Cinderblock (#1), Metal (#2)
Stories:	One Story
Tenancy:	Single

FEATURES

Parking:	83 Surface Spaces
Ceiling Height:	14'
Loading:	One 12' h x 10' w Loading Platform, One Receiving Overhead Door, and One Drive-in Door (#1), Three 10' h x 10' w Drive-in Doors (#2)
Amenities:	Street Signage, Video Surveillance Security System, Wet Sprinkler System, Gated & Fenced Parking Lot, Kitchenette, 4 Restrooms, Handicap Accessible

UTILITIES

Water/Sewer:	City/City
A/C:	Central Air-Conditioning (#1 – Office Only)
Heating:	Gas (#1), Propane (#2)
Power:	Two Meters – Three Phase, 240 Volts, 400, 600, 800 & 2,000 amps

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Loading

BUILDING ONE

One Receiving Overhead
Door on the Side of the
Building, One Drive-in Door
and One 12' h x 10' w
Loading Platform in the Back
of the Building.



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Loading

BUILDING TWO

Three 10' h x 10' w
Drive-In Doors are
Located in the Front of
this Building.



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BUILDING ONE

Steel I-Beam Construction 14' Ceiling Height

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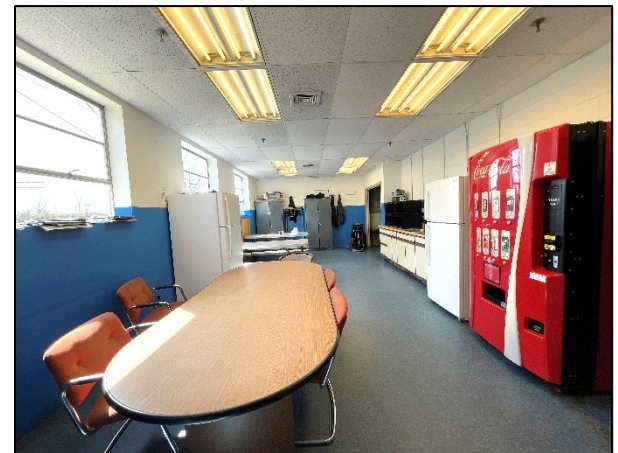
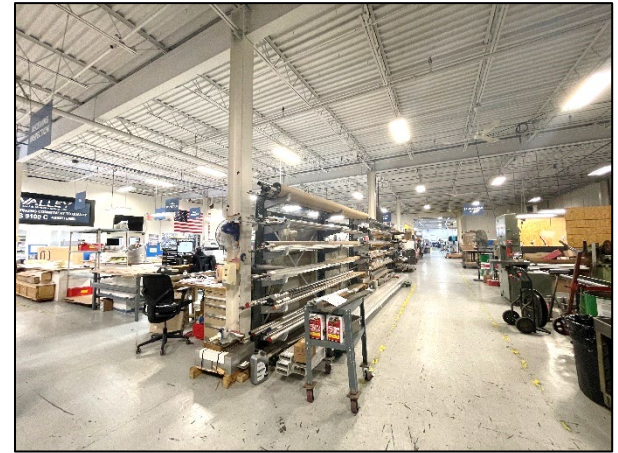
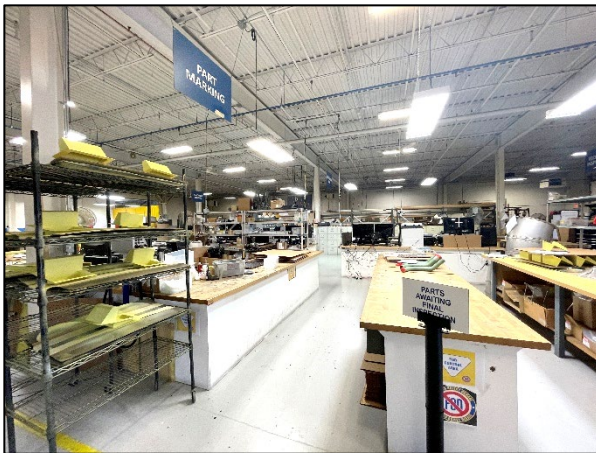


BUILDING TWO

Clear Span Construction
14'-17' Ceiling Height

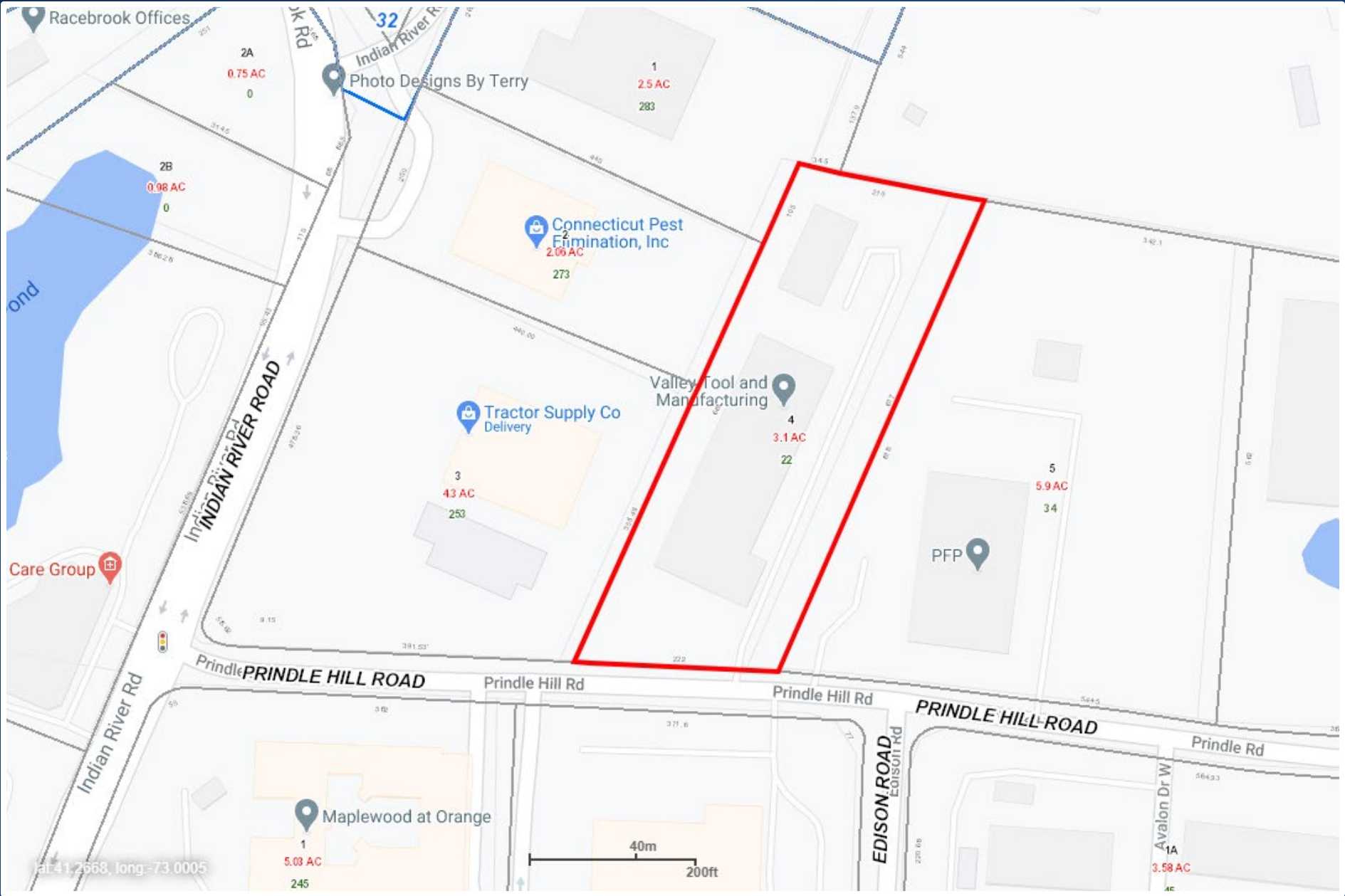
Photo Gallery

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Site Plan

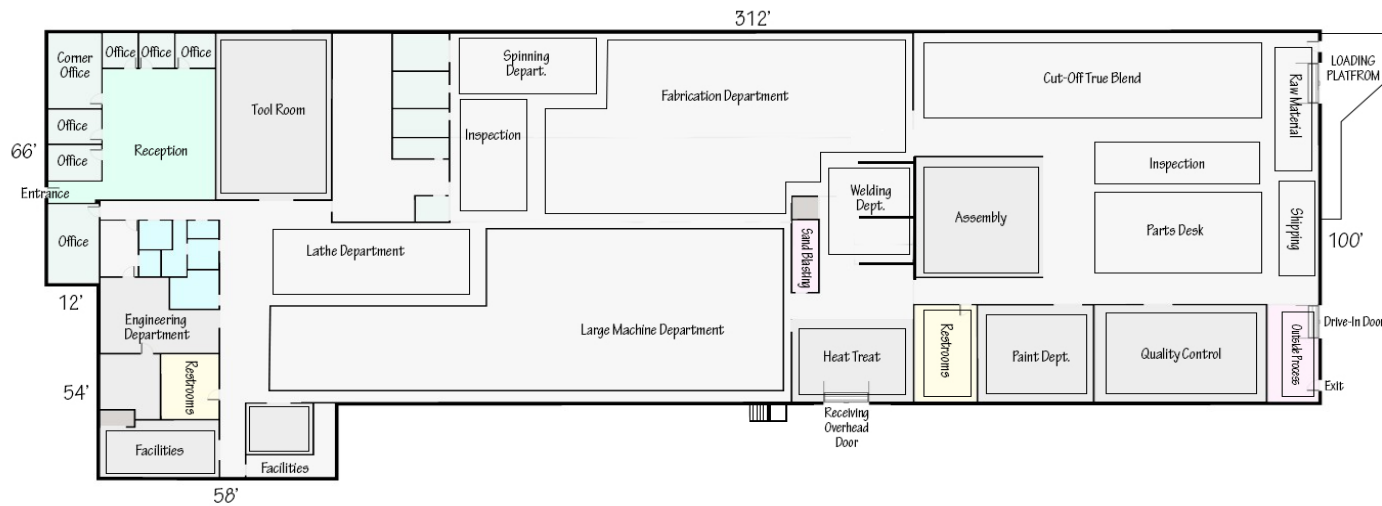
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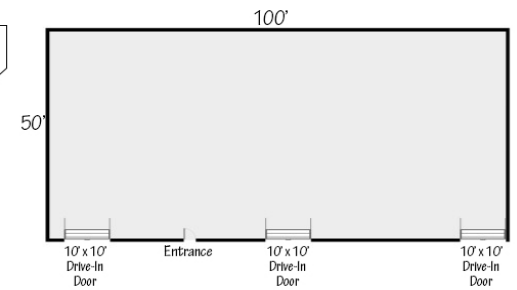
Floor Plan

CURRENT CONFIGURATION - NOT TO SCALE

BUILDING #1: 31,952 RSF



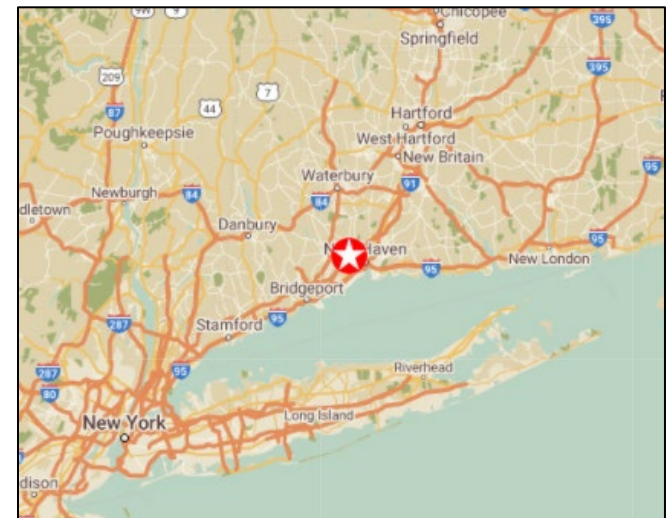
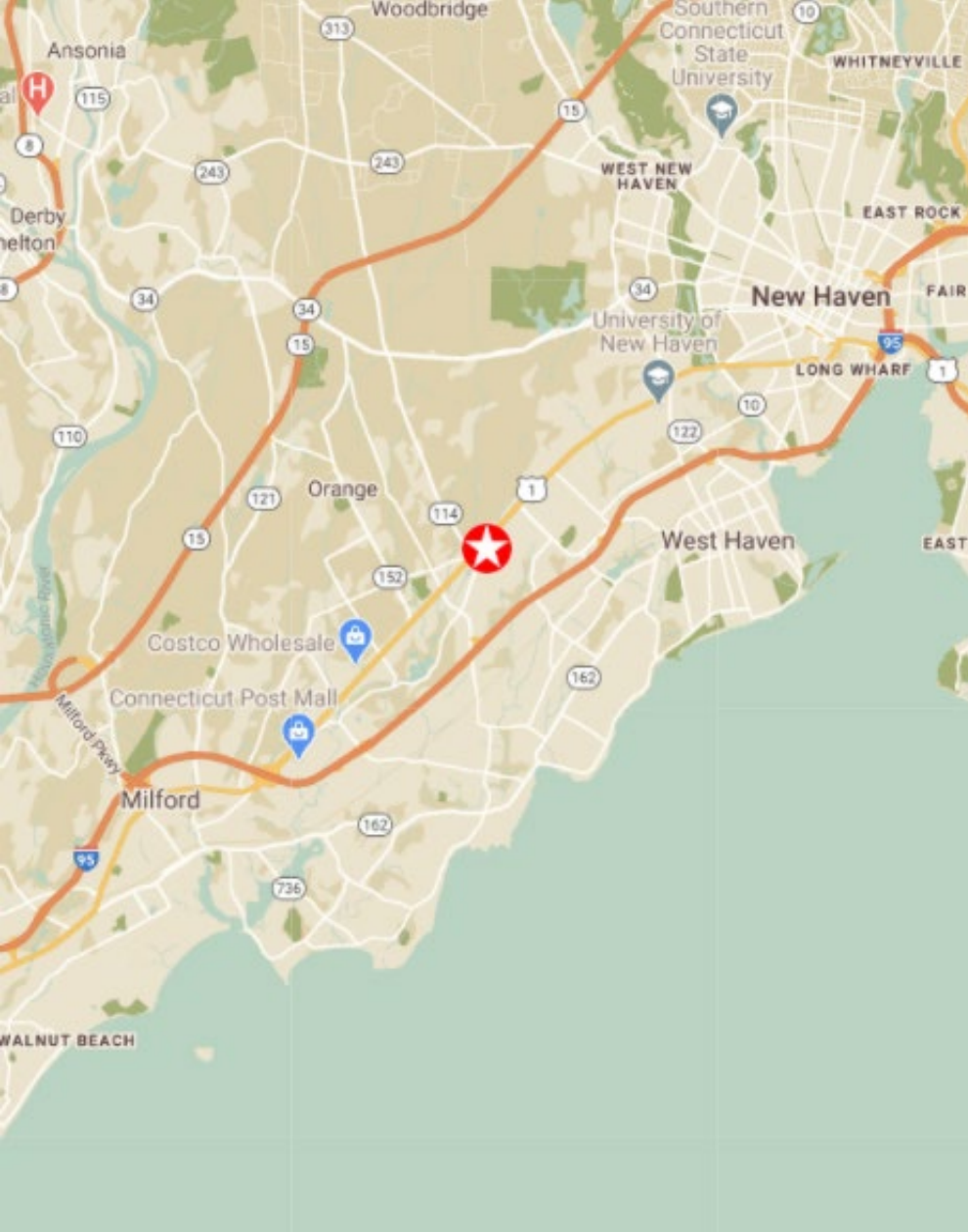
BUILDING #2: 5,000 RSF



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Conveniently Located

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