

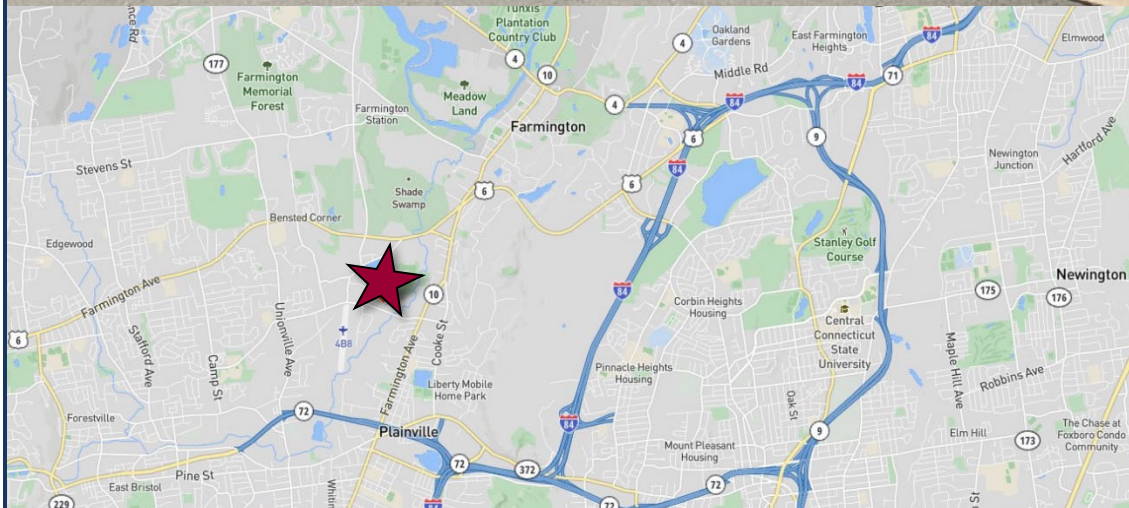
FOR SALE | 27,936± SF INDUSTRIAL BUILDING OWNER/USER OPPORTUNITY WITH EXISTING CASH FLOW

15 Executive Drive, Farmington, CT 06032

SALE PRICE: \$2,625,000 | Call for Details

OR&L
Celebrating over
30 YEARS 1990-2021 COMMERCIAL

Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 27,936± SF Building
- 1 Story
- 9 Current Tenants
- 3.37± Acres
- Zoning: CR
- Solar panels on roof greatly reduce electric bill
- 120 parking spaces
 - 4.58/1000
- Signage: Pylon / On-building
- I-84, Exit 38
- Many area amenities

For more information contact:

Luke Massirio | 860-761-6016 | lmassirio@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.

FOR SALE | 27,936± SF INDUSTRIAL BUILDING

OWNER/USER OPPORTUNITY WITH EXISTING CASH FLOW

15 Executive Drive, Farmington, CT 06032

SALE PRICE: \$2,625,000 | Call for Details



Ranked in Top 50
Commercial Firms in U.S.

BUILDING INFORMATION

GROSS BLD. AREA 27,936± SF
AVAILABLE AREA 27,936± SF
NUMBER OF FLOORS 1
CEILING HEIGHT ±18'
DRIVE-IN DOORS/DOCKS Can be added
CONSTRUCTION Masonry
ROOF TYPE Flat
YEAR BUILT 2005

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Hot Air
SPRINKLERED No
ELECTRIC SERVICE Heavy Power - 1000 amps

**ADDITIONAL Solar Panels on Roof
greatly reduce electric bill**

OTHER TENANTS Valley Press, Nail Resort, Saporito Chiro, Tattoo artist, Bombshell Beauty

COMMENTS Potential Sale/Leaseback, well-maintained gym with high-end finishes.

DIRECTIONS I-84, Exit 38. Left onto US-6W. Left onto Hyde Rd. Left onto Executive Dr.

SITE INFORMATION

SITE AREA 3.37± acres
ZONING CR
PARKING 120 spaces - 4.6/1000
SIGNAGE Pylon / On-building
HWY.ACCESS I-84, Exit 38

UTILITIES

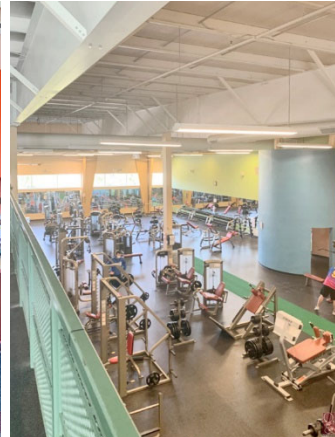
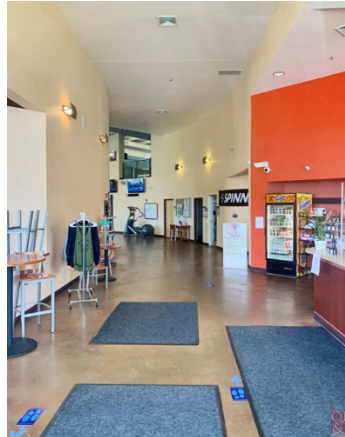
SEWER Public
WATER Public
GAS Yes

TAXES

ASSESSMENT \$1,413,050
MILL RATE 27.97
TAXES \$39,523

Property Highlights

- 27,936± SF Building
- 1 Story
- ±18' clear height
- Drive-in door or dock can be added
- 9 Current Tenants
- 3.37± Acres
- Zoning: CR
- Solar panels on roof greatly reduce electric bill
- 120 parking spaces
 - 4.6/1000
- Signage: Pylon/On-building
- I-84, Exit 38
- Many area amenities
 - Shopping
 - Banking
 - Dining



Scan the QR Code below with the camera on your smart phone to access our website.



Connect with Us



For more information contact:

Luke Massirio | 860-761-6016 | lmassirio@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.