

FOR LEASE | Up to 8,000± SF MULTI-USE SPACE

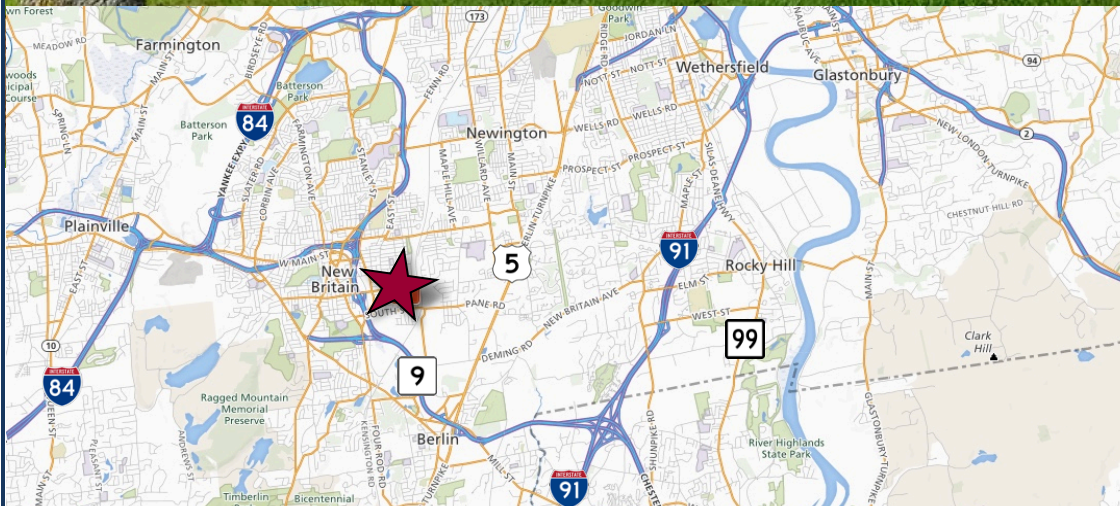
POTENTIAL: COMMERCIAL KITCHEN / CLEAN ROOM / LIGHT INDUSTRIAL / FLEX

250 John Downey Drive, New Britain, CT 06051

LEASE RATE: \$4.95/SF NNN | Office only \$1,200/month plus utilities



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- Up to 8,000± SF available
- Multiple configurations
- 1 Story
- 2.00± acres
- Pylon signage
- 30± parking spaces
- Zoning: I1
- Potential Uses
 - Commercial Kitchen
 - Clean Room
 - Light Industrial
 - Flex

For more information contact:

Carol Karney | 860-761-6015 | ckarney@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 LEASE | Up to 8,000± SF MULTI-USE SPACE

POTENTIAL: COMMERCIAL KITCHEN / CLEAN ROOM / LIGHT INDUSTRIAL / FLEX

250 John Downey Drive, New Britain, CT 06051

LEASE RATE: \$4.95/SF NNN | Office only \$1,200/month plus utilities



Ranked in Top 50
Commercial Firms in U.S.

BUILDING INFORMATION

GROSS BLD. AREA	20,750± SF
AVAILABLE AREA	8,000± SF
WAREHOUSE AREA	6,500± SF (4,500 & 2,000 SF)
WILL SUBDIVIDE TO	1,500± SF office area
OFFICE AREA	1,500± SF
INDUSTRIAL AREA	6,500± SF
NUMBER OF FLOORS	1
CLEAR HEIGHT	11'
DRIVE-IN DOORS	2 (10' x 10')
CONSTRUCTION	Steel Frame / Masonry
ROOF TYPE	Flat, Tar & Gravel / Rubber
YEAR BUILT	1970
YEAR RENOVATED	2017

SITE

SITE AREA	2.00 acres
ZONING	I1
PARKING	30± spaces
SIGNAGE	Pylon
VISIBILITY	Excellent on John Downey Dr
FRONTAGE	200'
HWY.ACCESS	Route 9 / I-91 / I-84
TRAFFIC COUNT	7,000 ADT

UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Public Connected

EXPENSES

RE TAXES	☒ Tenant	☐ Landlord
UTILITIES	☒ Tenant	☐ Landlord
INSURANCE	☒ Tenant	☐ Landlord
MAINTENANCE	☒ Tenant	☐ Landlord
JANITORIAL	☒ Tenant	☐ Landlord
CAM	\$2.23/SF (includes Taxes)	

MECHANICAL EQUIPMENT

AIR CONDITIONING	100%
TYPE OF HEAT	Gas, Forced Hot Air
SPRINKLERED	No
ELECTRIC SERVICE	600 amp / 240 volt

COMMENTS Newly constructed office space has 4 offices and a conference room

DIRECTIONS I-91 S to Exit 22N (Route 9 N). Route 9 to Exit 24 (CT-71). Right onto CT-71. Bear Right onto Veterans Drive. Turn Right onto South Street. Turn Left onto John Downey Drive.

Property Highlights

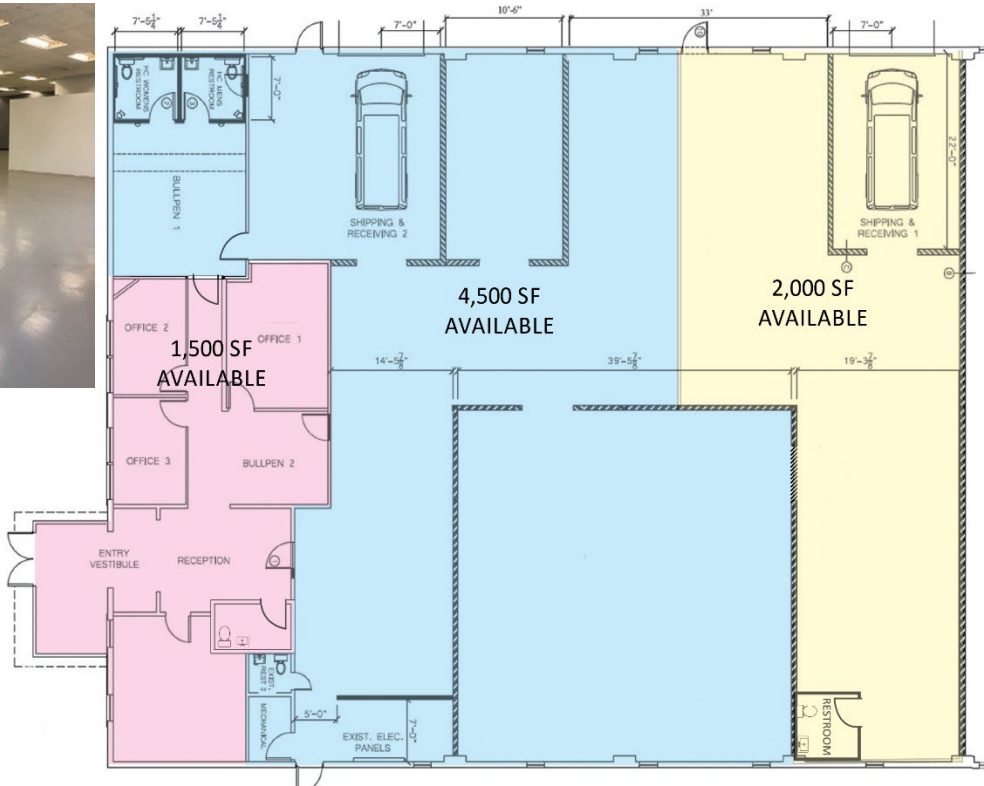
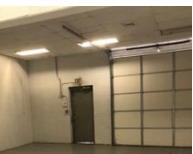
- Up to 8,000± SF available
 - 1,500± SF Office
 - 6,500± SF Industrial
- Multiple configurations
- 1 Story on 2.00± acres
- Pylon signage
- 30± parking spaces
- Potential Uses
 - Commercial Kitchen
 - Clean Room
 - Light Industrial
 - Flex
- Zoning: I1
- Traffic: 7,000 ADT
- Route 9, Exit 24



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



Connect with Us



For more information contact:

Carol Karney | 860-761-6015 | ckarney@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.