

# FOR SALE & LEASE | 8,750± SF INDUSTRIAL/FLEX SPACE

## 5 DRIVE-IN DOORS | 16' CLEAR HEIGHT

85 Pierson Lane, Windsor, CT 06095

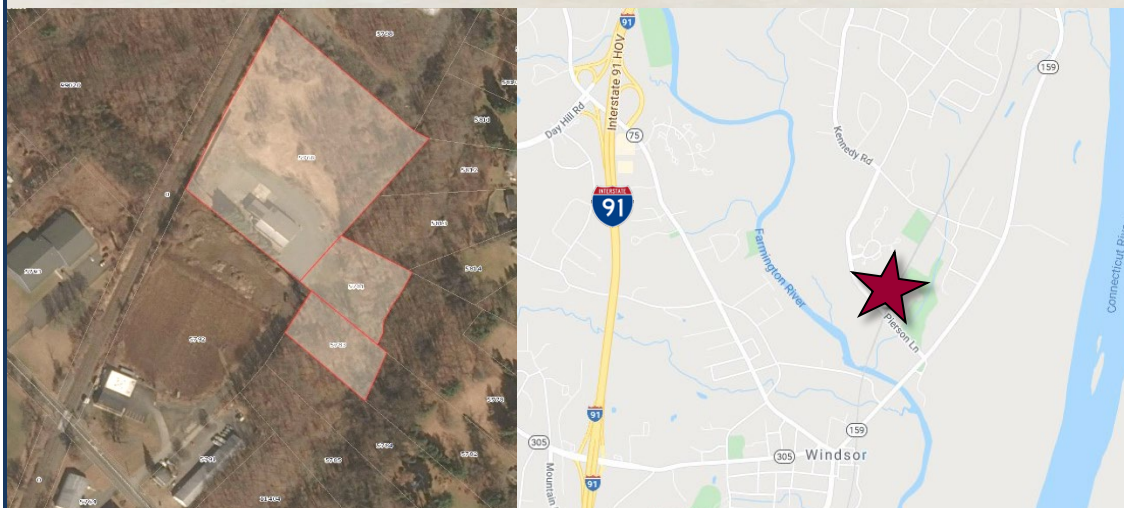
SALE PRICE: CALL FOR DETAILS – Includes 7.60 total acres | LEASE RATE: \$6.00/SF NNN

**OR  
&L**  
Celebrating over  
30 YEARS 1990-2021 COMMERCIAL

Ranked in Top 50  
Commercial Firms in U.S.



POTENTIAL FAÇADE IMPROVEMENTS



### Property Highlights

- 8,750± SF
- 5 Drive-in doors
- 16' clear height
- 2,000± SF office area
- 6,750± SF industrial area
- 25 Parking spaces
- I-91 Exit 36
- Rear Lot
- Extra Land for Storage
- Extra Land for Lease
- Many area amenities

For more information contact:

**Kyleigh Caron | 860-761-6004 | [kcaron@orlcommercial.com](mailto:kcaron@orlcommercial.com)**

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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 8,750± SF  
AVAILABLE AREA 8,750± SF  
WILL SUBDIVIDE TO 4,375± SF  
OFFICE AREA 2,000± SF  
WAREHOUSE AREA 6,750± SF  
NUMBER OF FLOORS 1  
COLUMN SPACING TBD  
CLEAR HEIGHT 16'  
LOADING DOCKS 0  
DRIVE-IN DOORS 5 (10' wide x 14' high)  
CONSTRUCTION Masonry  
ROOF TYPE Flat, Tar & Gravel  
YEAR BUILT 1950

### SITE INFORMATION

SITE AREA 4.35 acres  
SITE AREA FOR LEASE 2.22 acres  
ZONING Industrial  
PARKING 25 parking spaces  
SIGNAGE TBD  
VISIBILITY None  
HWY.ACCESS I-91 Exit 36

### UTILITIES

SEWER/WATER City  
GAS Yes

### EXPENSES

RE TAXES/INSURANCE ☒ Tenant ☐ Landlord  
UTILITIES ☒ Tenant ☐ Landlord  
MAINTENANCE ☒ Tenant ☐ Landlord  
JANITORIAL ☒ Tenant ☐ Landlord  
TAX ASSESSMENT \$167,790  
MILL RATE 32.38  
TAXES \$5,433.04

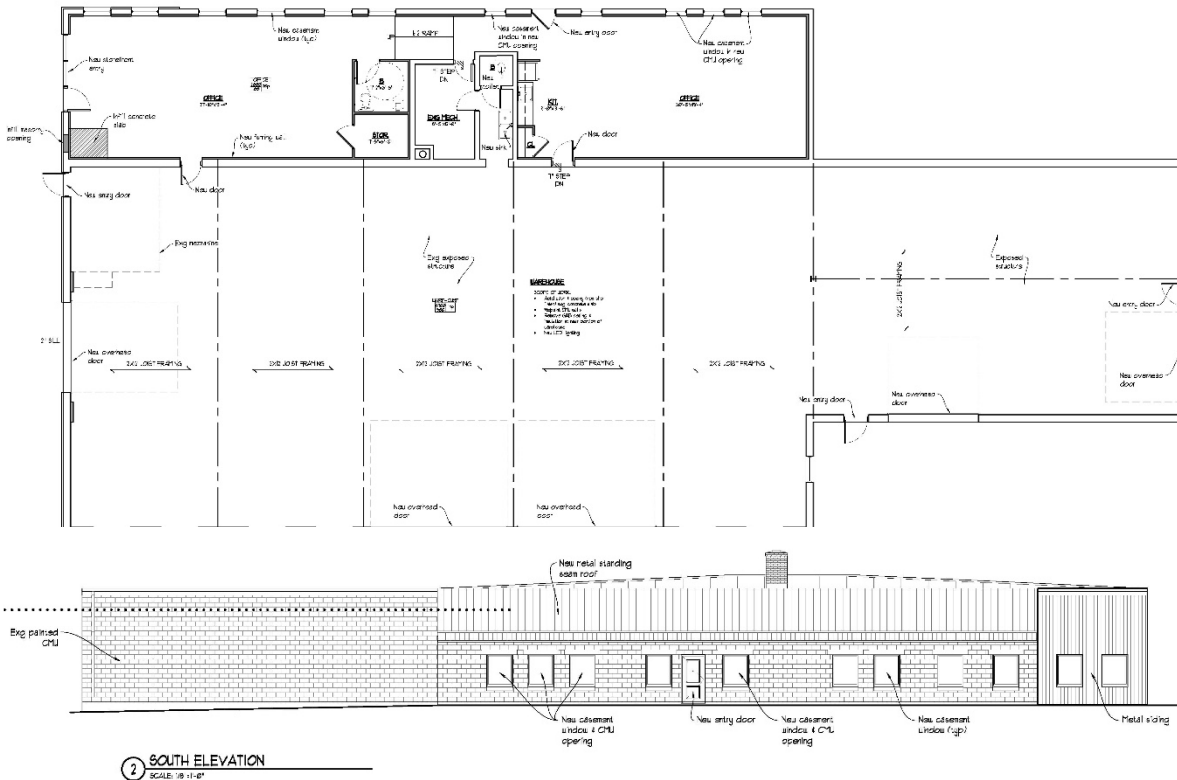
### MECHANICAL EQUIPMENT

AIR CONDITIONING Office area only  
TYPE OF HEAT Forced Hot Air, Gas  
SPRINKLERED No  
ELECTRIC SERVICE 600 amp/240v/3 Phase

**COMMENTS** 2 Restrooms, Rooftop A/C, Concrete floors

**DIRECTIONS** I-91 to Exit 36, Right on Rt. 178 E/Park Ave, Left on Rt. 159 N, Left on Pierson Lane.

### Potential Improvements Floor Plan and Elevation



### Property Highlights

- 8,750± SF Available
- Will subdivide to 4,375 SF
- 5 Drive-in doors
- 16' clear height
- 2,000± SF office area
- 6,750± SF industrial area
- 25 Parking spaces
- I-91 Exit 36
- Rear Lot
- Extra Land for Storage
- Extra Land for Lease
- Many area amenities
  - Shopping, Banking, Dining



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