

FOR LEASE | 5,856± SF INDUSTRIAL SPACE

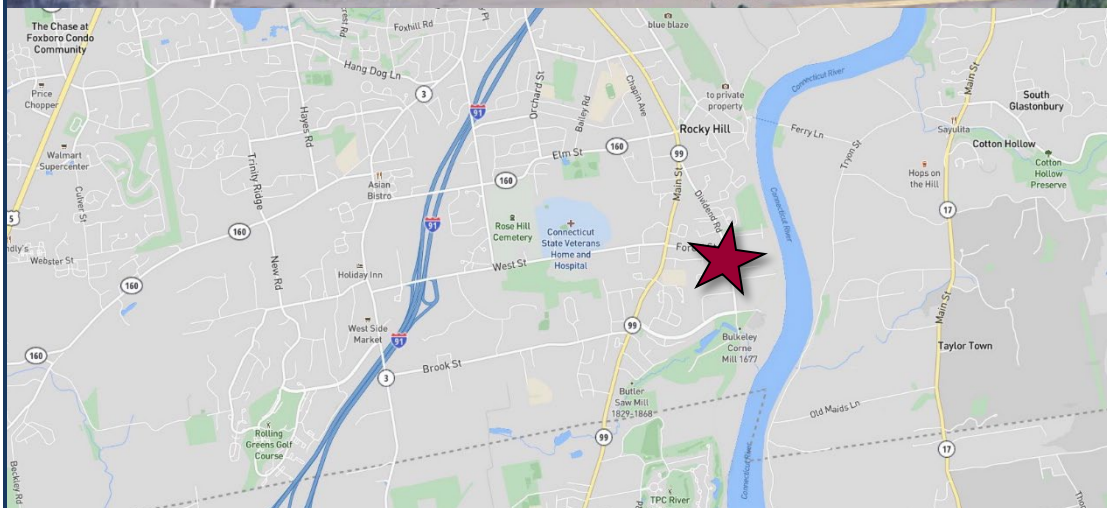
8 12' W x 12' H OVERHEAD DOORS | CAN DRIVE STRAIGHT THROUGH

146 Dividend Road, Unit B&C, Rocky Hill, CT 06067

LEASE RATE: \$5,300/Month Gross plus Gas, Electricity, and Janitorial



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- Unit B & C
- 5,865± SF
- Clear Height: 13'
- 8 Overhead Doors (12'x12')
- 1 Story
- Separately metered
- Outside Storage available
- Ample parking
- Zoning: BP
- I-91, Exit 23
- Many area amenities

For more information contact:

Robert Gaucher | 860-761-6007 | bgaucher@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 INFORMATION

INDUSTRIAL AREA 4 Building Complex
AVAILABLE AREA Unit B & C: 5,865± SF
NUMBER OF FLOORS 1
COLUMN SPACING Clear Span
CLEAR HEIGHT 13'
DRIVE-IN DOORS 8 (12' x 12')
CONSTRUCTION Brick / Masonry
ROOF TYPE Flat, Rubber
YEAR BUILT 1966, renovated 2008

SITE INFORMATION

SITE AREA 4.70± acres total
ZONING BP
PARKING Ample
SIGNAGE On Building
HWY.ACCESS I-91, Exit 23, 2± miles
OUTSIDE STORAGE Yes

UTILITIES

SEWER/WATER Public
GAS Yes
SEPARATELY METERED Yes

MECHANICAL EQUIPMENT

AIR CONDITIONING None
TYPE OF HEAT Gas, Forced Air
SPRINKLERED Wet
ELECTRIC SERVICE 400 amp, 3 phase

EXPENSES

RE TAXES ☐ Tenant ☒ Landlord
UTILITIES ☒ Tenant ☐ Landlord
INSURANCE ☐ Tenant ☒ Landlord
MAINTENANCE ☐ Tenant ☒ Landlord
JANITORIAL ☒ Tenant ☐ Landlord

COMMENTS Includes Outside Storage area, Can drive straight through warehouse.

DIRECTIONS I-91 to Exit 23; Go west on West St, Straight to Forest St. Turn right on Dividend Rd.

Property Highlights

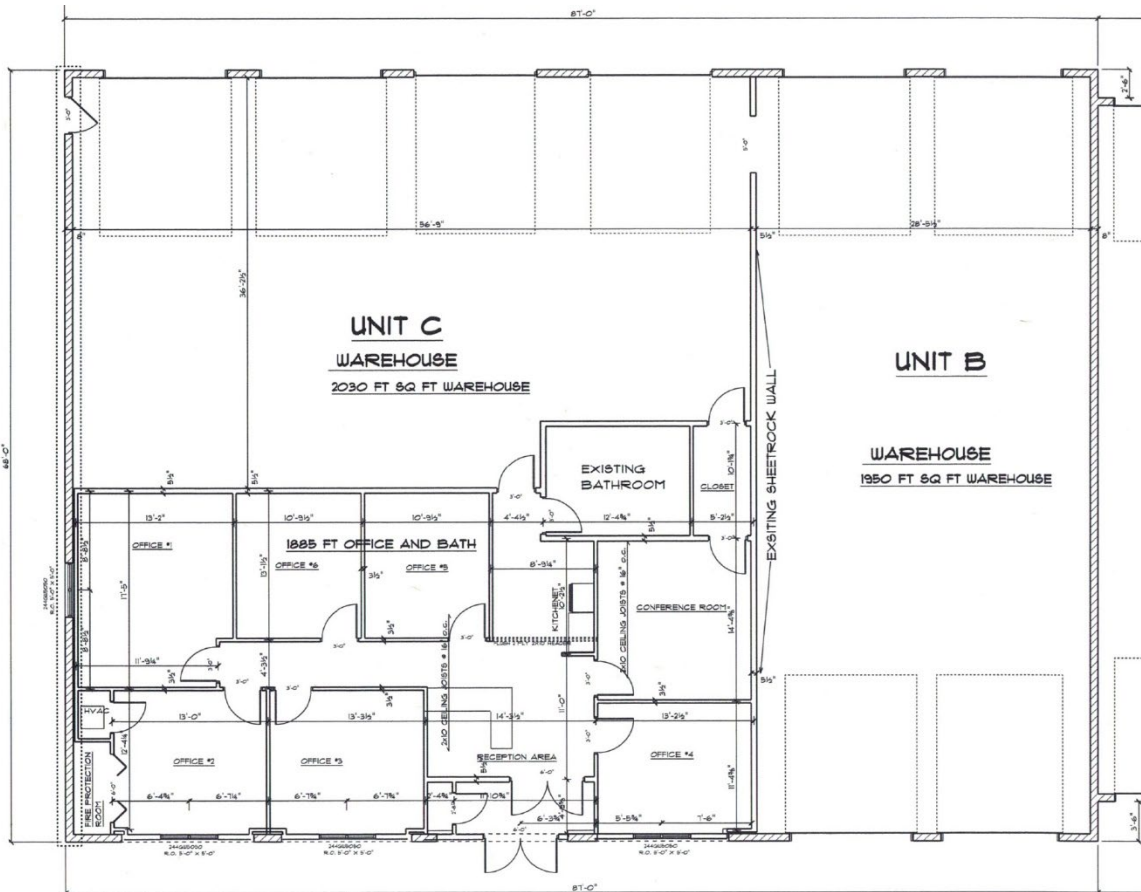
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- Many area amenities
 - Shopping
 - Banking
 - Dining



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