

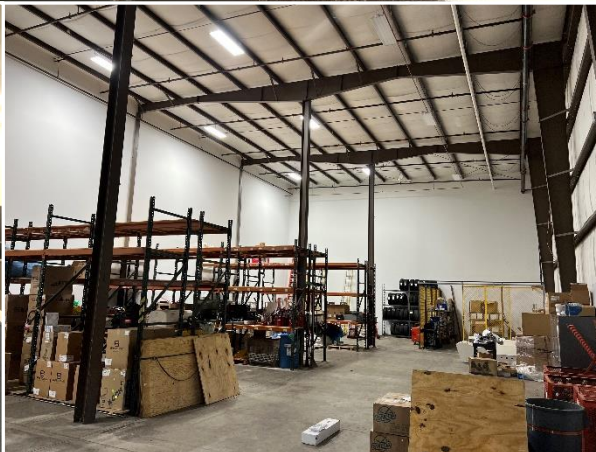
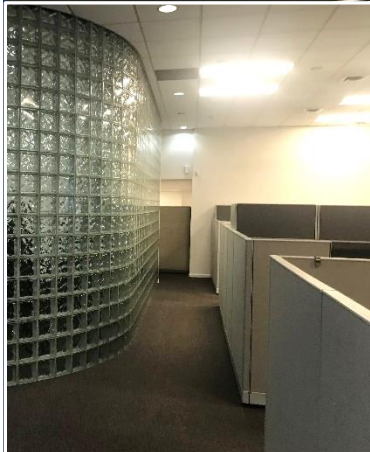
FOR LEASE: 13,193± SF FLEX SPACE WITH HIGH BAY WAREHOUSE & NICELY APPOINTED OFFICES/SHOWROOM

299 Industrial Park Road, Middletown, CT, 06457

LEASE RATE: \$7.75/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 13,193± SF Flex / High-Bay WH space for Lease
 - 5,450± SF High-Bay area
 - 1 Drive-in
 - Up to 30' ceiling heights
 - 2,943± SF Office in WH can be converted back to high-bay space
 - 7,743± SF Nicely appointed offices / showroom
 - A/C in office areas
 - LED Lighting
- 52 lined spaces plus trailer parking
- Repaved in 2021
- Zoning: IT- Interstate Trade
- 1± mile to I-91, Exit 21

For more information contact:

Frank Hird, SIOR | 203-643-1033 | fhird@orlcommercial.com

O,R&L Commercial • 2 Summit Place • Branford, CT 06405 • Tel: (203) 488-1555 • Fax: (203) 315-4046 • www.orlcommercial.com

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 BLDG AREA	24,800± SF (plus mezzanine)
AVAILABLE AREA	13,193± SF (7,743± SF office / showroom & 5,450± SF high bay)
COLUMN SPACING	25' x 25'
CLEAR HEIGHT	28'-30'
LOADING DOCKS	0
DRIVE-IN DOORS	1
CONSTRUCTION	Steel frame, Masonry & Metal
ROOF TYPE	Pitched metal, replaced in 2000
YEAR BUILT	1982

SITE INFORMATION

SITE AREA	2.42± acres
ZONING	IT- Interstate Trade
PARKING	52 lined spaces + trailer parking
VISIBILITY	Great
HWY ACCESS	1± mile to I-91, Exit 21

UTILITIES

SEWER	Public Connected
WATER	Public Connected
GAS	Yes

TAXES

ASSESSMENT	\$863,790 (2021)
MILL RATE	Town 35.7 District 8.3
TAXES	\$30,837.30

MECHANICAL EQUIPMENT

AIR CONDITIONING	Office areas; 3 units
TYPE OF HEAT	Gas fired hot air
SPRINKLERED	Yes
ELECTRIC SERVICE	400 amps, 3 phase
LIGHTING	LED

COMMENTS O,R&L Commercial is pleased to present 13,193± SF of Industrial / Flex space for Lease consisting of 5,405± SF high-bay warehouse and 7,743± SF nicely appointed offices/showroom space. The WH area includes 2,943± SF of built-out office that can easily be converted back to high-bay space. Grimco, Inc. occupies 11,250± SF in the building. The property has excellent highway access, just off I-91 at Cromwell-Middletown town line. Lease rate \$7.75/SF NNN.

DIRECTIONS I-91 south at exit 21; straight across Rt. 372 onto Industrial Park Road. Property is 1± mile further on right OR I-91 north to exit 21, right on Rt. 372; left on Industrial Park Rd.

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- Repaved in 2021
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- 1± mile to I-91, Exit 21
- Many area amenities



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