

FOR LEASE | 14,864± SF INDUSTRIAL BUILDING

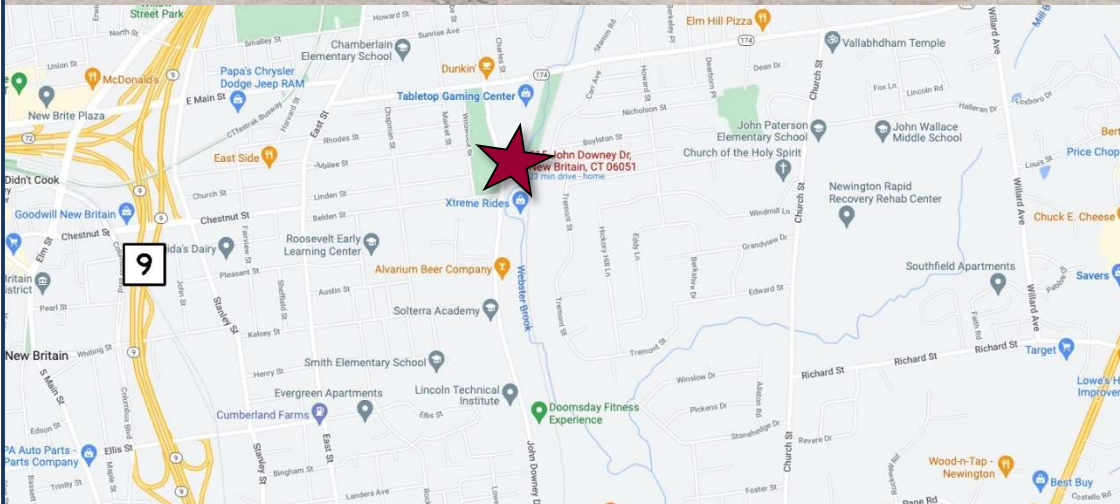
2 LOADING DOCKS | CLEAR HEIGHT: 13'7" | 2.05± ACRES

515 John Downey Drive, New Britain, CT 06051

LEASE RATE: \$6.00/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 14,864± SF Building
- 1 Story
- Clear Height: 13'7"
- Warehouse/Office Ratio
 - 75/25
- 2 Loading Docks
- Parking: 26 Spaces
- 2.05± Acres
- Zoning: I1
- Route 9, Exit 25
- Many area amenities

For more information contact:

Thomas Wilks | 860-761-6018 | twilks@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

GROSS BLD. AREA	14,864± SF
AVAILABLE AREA	14,864± SF
NUMBER OF FLOORS	1
CLEAR HEIGHT	13'7"
LOADING DOCKS	2
WAREHOUSE/OFFICE RATIO	75/25
CONSTRUCTION	Masonry / Brick
ROOF TYPE	Flat, Tar & Gravel / Rubber
YEAR BUILT	1967

SITE INFORMATION

SITE AREA	2.05± Acres
ZONING	I1
PARKING	26 spaces
SIGNAGE	On-building
VISIBILITY	Excellent on John Downy Dr
FRONTAGE	270'
HWY.ACCESS	Route 9, Exit 25
TRAFFIC COUNT	6,700± ADT

UTILITIES

SEWER	Public
WATER	Public
GAS	Yes

EXPENSES

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

MECHANICAL EQUIPMENT

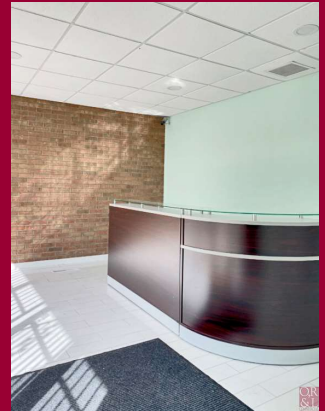
AIR CONDITIONING	Office Only
TYPE OF HEAT	Central Heating
SPRINKLERED	TBD
ELECTRIC SERVICE	240/480 Volt

COMMENTS Rear of building also has a ramp to a small roll up door.

DIRECTIONS Route 9, Exit 25. Right onto Ellis St. Left onto East St. Right onto Belden St.
Left onto John Downey Dr. Property on the right.

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- Zoning: I1
- Route 9, Exit 25
- Many area amenities
 - Shopping
 - Banking
 - Dining



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