

14,000± SF INDUSTRIAL BUILDING | GREAT EXPANSION POTENTIAL

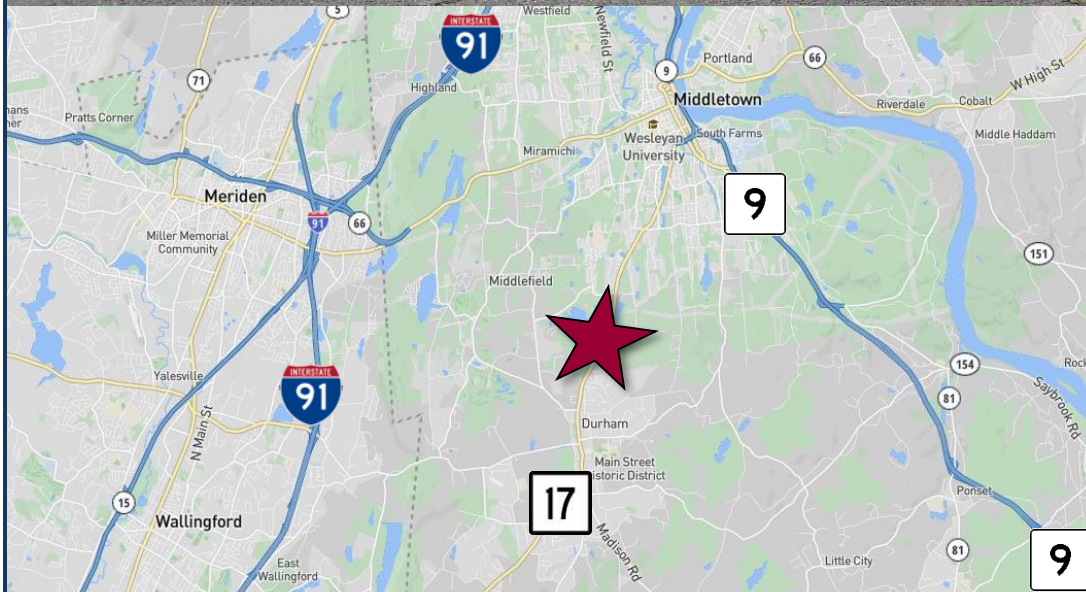
11,000± SF FLEX/WAREHOUSE & 3,000± SF OFFICE SPACE



60 Trigo Drive, Middletown, CT 06457

SALE PRICE: \$1,200,000

Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- Great expansion potential
- 14,000± SF Industrial building for Sale
- 2.7± acres
- 11,000± SF Flex / WH
 - 22' Ceiling Heights
 - 2 Loading docks with levelers
 - Mezzanine storage can accommodate heavy loads
- 3,000± SF Office space
- 2 Large parking lots for cars & freight
- Close to major highways – I-91 & Route 9

For more information contact:

Will Braun | 203-804-6001 | wbraun@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 BLDG AREA	14,000± SF
AVAILABLE AREA	14,000± SF
FLEX/WAREHOUSE AREA	11,000± SF
OFFICE AREA	3,000± SF
NUMBER OF FLOORS	1 with mezzanine storage
CLEAR HEIGHT	22'
LOADING DOCKS	2 with load levelers
CONSTRUCTION	Steel
ROOF TYPE	Metal / Tin
YEAR BUILT	1998

SITE INFORMATION

SITE AREA	2.7± Acres
ZONING	I-4
PARKING	Front & Rear, Cars & Freight
SIGNAGE	Building
VISIBILITY	Very Good, Route 17
HWY ACCESS	I-91, Route 9
TRAFFIC COUNT	12,594±

UTILITIES

SEWER	Septic
WATER	Public Connected
GAS	Connected

TAXES

ASSESSMENT	\$479,340
MILL RATE	35.7
TAXES	\$17,112.44

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Forced Hot Air
SPRINKLERED	Yes
ELECTRIC SERVICE	750amps

COMMENTS **Great expansion potential:** 14,000± SF Industrial building located on 2.7 acres. The building consists of 11,000± SF of Warehouse/Flex space, 2 loading docks & levelers, 22' ceiling heights and a mezzanine storage platform that can accommodate heavy loads plus 3,000± SF of office space. An adjacent 11,000± SF building can be built and the foundation is already poured. There are 2 large parking lots as well as a wrap-around driveway to accommodate multiple tractor trailers / container trucks. Located off Route 17 with close highway access to I-91 and Route 9, this property is ideal for a manufacturer's headquarters, industrial supply business, wholesaler and more.

DIRECTIONS Route 17 (South Main St) to Trigo Drive

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