

# FOR SALE OR LEASE | 23,700± SF INDUSTRIAL BUILDING

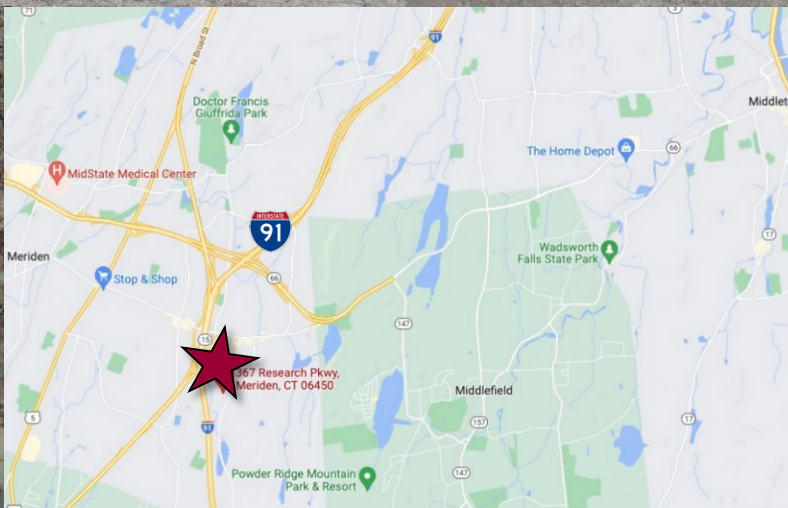
## 1.33± ACRES OF SCREEN FENCED OUTSIDE PAVED STORAGE

367 Research Parkway, Meriden, CT 06450

SALE PRICE: \$2,250,000 | LEASE RATE: \$8.50/SF NNN



Ranked in Top 50  
Commercial Firms in U.S.



### Property Highlights

- 23,700± SF Building
- Manufacturing: 8,100± SF
- Office: 9,200± SF
  - 1<sup>st</sup> FL: 6,000± SF
  - 2<sup>nd</sup> FL: 3,200± SF
- Warehouse: 6,400± SF
- 1 Story plus Mezzanine
- 3 Docks, 9 Drive-ins
- 4± Acres
- **Outside Storage:**
  - 1.33± Acres Screen Fenced
- Parking: Ample
- I-91, Exit 17

For more information contact:

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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

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### BUILDING INFORMATION

|                  |                                                                                                  |
|------------------|--------------------------------------------------------------------------------------------------|
| GROSS BLD. AREA  | 23,700± SF                                                                                       |
| AVAILABLE AREA   | 23,700± SF                                                                                       |
| SPACE BREAKDOWN  | Warehouse – 14,500 ± SF<br>Office – 1 <sup>st</sup> fl: 6,000± SF, 2 <sup>nd</sup> fl: 3,200± SF |
| NUMBER OF FLOORS | 1 <sup>st</sup> FL: 20,500± SF & 2 <sup>nd</sup> FL: 3,200± SF                                   |
| CLEAR HEIGHT     | 20' - 21'9"                                                                                      |
| LOADING DOCKS    | 3 Docks (2 with Levelers)                                                                        |
| DRIVE-IN DOORS   | 9 Drive-in Doors (12' x 14')                                                                     |
| CONSTRUCTION     | Split Block / Metal                                                                              |
| ROOF TYPE        | Gable, Metal                                                                                     |
| YEAR BUILT       | 1991                                                                                             |

### SITE INFORMATION

|            |                            |
|------------|----------------------------|
| SITE AREA  | 4± Acres                   |
| ZONING     | M-1                        |
| PARKING    | 45± parking spaces         |
| SIGNAGE    | Monument/On-building       |
| VISIBILITY | Excellent on Research Pkwy |
| HWY.ACCESS | I-91, Exit 17              |

### UTILITIES

|       |        |
|-------|--------|
| SEWER | Public |
| WATER | Public |
| GAS   | Yes    |

### MECHANICAL EQUIPMENT

|                  |                                              |
|------------------|----------------------------------------------|
| AIR CONDITIONING | Office Only                                  |
| TYPE OF HEAT     | Office: Gas forced air<br>Warehouse: Radiant |
| SPRINKLERED      | Fully Sprinklered / Wet System               |
| ELECTRIC SERVICE | 1600 Amps, 480/277 Volts, 3 Phase            |
| GENERATOR(S)     | 1                                            |
| OTHER            | Outside Storage: 1.33± Acre fenced           |

### EXPENSES

|             |                                            |                                   |
|-------------|--------------------------------------------|-----------------------------------|
| RE TAXES    | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| UTILITIES   | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| INSURANCE   | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| MAINTENANCE | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |
| JANITORIAL  | <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Landlord |

### TAXES

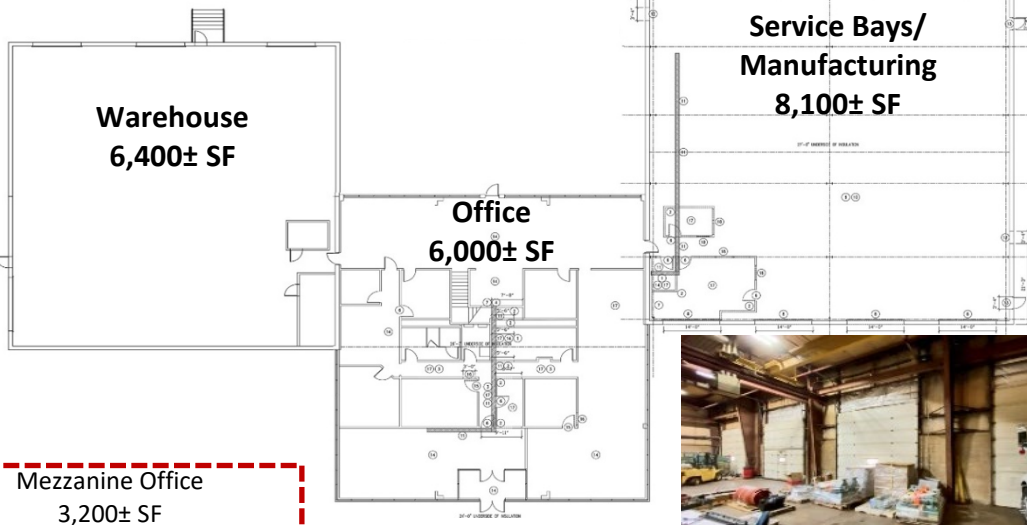
|            |                           |
|------------|---------------------------|
| ASSESSMENT | \$3,178,070 (2 buildings) |
| MILL RATE  | 40.86                     |
| TAXES      | \$42,213 (1 Building)     |

**COMMENTS** Two 5-ton cranes. LED Lighting in warehouse & manufacturing areas. Property will be sold under a long term ground lease.

**DIRECTIONS** I-91 Exit 17. Left on E Main St. Right on Pomeroy Ave. Right on Research Pkwy. Property on Right.

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- Zoning: M-1
- I-91, Exit 17
- Many area amenities
  - Shopping
  - Banking
  - Dining



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