

FOR LEASE | UP TO 9,930± SF INDUSTRIAL SPACE SINGLE STORY ON 2.00 ACRES

125 Old Iron Ore Road (Front), Bloomfield, CT 06002

LEASE RATE: \$5.50/SF NNN

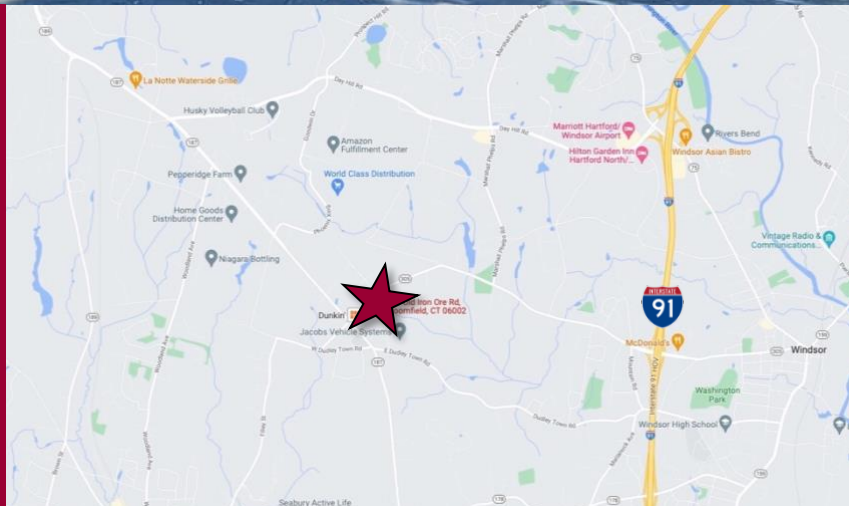


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 9,930± SF Available
- Single Story
- 3 (10' x 10') Loading Docks
- 1 (10' x 14') Drive-in Door
- Clear Height: 15' 3"
- 2.00± Acres
- Zoning: I-2
- 21 Parking Spaces
- I-91, Exit 37

For more information contact:

Mark Berkowitz | 860-761-6009 | mberkowitz@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	9,930± SF
AVAILABLE AREA	9,930± SF
SPACE BREAKDOWN	2,405± SF (240 SF OF, 2,165 SF WH) 7,525± SF (1,200 SF OF, 6,325 SF WH)
NUMBER OF FLOORS	1
CLEAR HEIGHT	15' 3"
LOADING DOCKS	3 (10' x 10')
DRIVE-IN DOORS	1 (10' x 14')
CONSTRUCTION	Masonry
ROOF TYPE	Flat, Rolled Composite
YEAR BUILT	1988

MECHANICAL EQUIPMENT

AIR CONDITIONING	Office Only
TYPE OF HEAT	Gas, Hot Air
SPRINKLERED	No
ELECTRIC SERVICE	200 amps, 208 volts
LIGHTING	Florescent

SITE INFORMATION

SITE AREA	2.00 Acres
ZONING	I-2
PARKING	21 parking spaces
SIGNAGE	Post
VISIBILITY	Excellent
FRONTAGE	199'
HWY.ACCESS	I-91, Exit 37

UTILITIES

SEWER	Septic
WATER	City
GAS	Yes

EXPENSES

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

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- 21 Parking Spaces
- I-91, Exit 37
- Many area amenities
 - Shopping
 - Banking
 - Dining



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