

FOR SALE & LEASE | 19,200± SF INDUSTRIAL BUILDING

4 DRIVE-IN DOORS (12' X 12') | 1 LOADING DOCK | CLEAR HEIGHT: 16' 4"

94 Reed Avenue, West Hartford, CT 06110

SALE PRICE: 1,325,000 | LEASE RATE: \$7.25/SF NNN

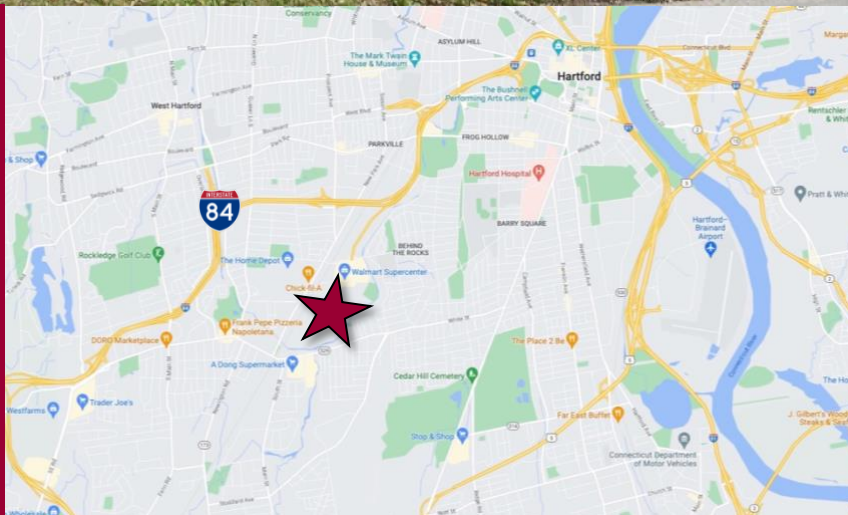


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Property Highlights

- 19,200± SF Available
 - 4,800± SF Office
 - 14,400± SF Warehouse
- 2 Stories
- 0.96± Acre
- 20 parking spaces
- 4 Drive-in Doors (12'x12')
- 1 Loading Dock
- Clear Height: 16' 4"
- Frontage: 150'
- Zoning: IP
- I-84, Exit 45

For more information contact: **Robert Gaucher** | 860-761-6007 | bgaucher@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	19,200± SF
AVAILABLE AREA	19,200± SF
MAX CONTIGUOUS AREA	19,200± SF
WILL SUBDIVIDE TO	19,200± SF
OFFICE AREA	4,800± SF
SPACE BREAKDOWN	25% office space
OCCUPANCY LEVEL	Vacant
NUMBER OF FLOORS	2
FLOOR PLATE	16,800± SF
COLUMN SPACING	30' x 38'
CLEAR HEIGHT	16'4"
LOADING DOCKS	1
DRIVE-IN DOORS	4 (12' x 12')
CONSTRUCTION	Concrete Block
ROOF TYPE	Rubber Membrane
YEAR BUILT	1965

MECHANICAL EQUIPMENT

AIR CONDITIONING	Central Air (Office Only)
TYPE OF HEAT	Oil, Radiant Hot Air
SPRINKLERED	Dry
ELECTRIC SERVICE	800 amp / 240 volt, 3 phase
LIGHTING	LED

SITE INFORMATION

SITE AREA	0.96 Acre
ZONING	IP
PARKING	20 parking spaces
SIGNAGE	Building Signage
FRONTAGE	150'
HWY.ACCESS	I-84, Exit 45

UTILITIES

SEWER	City
WATER	City
GAS	No

EXPENSES

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

TAXES

ASSESSMENT	\$588,140
MILL RATE	40.92
TAXES	\$24,066.70 (\$1.25/SF)

COMMENTS Newly renovated offices. Move in condition.

DIRECTIONS I-84, Exit 45. Right onto Flatbush Avenue. Left onto Newfield Avenue. Left onto Dexter Street. Right onto Reed Street. Property on right.

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- Zoning: IP
- I-84, Exit 45
- Many area amenities
 - Shopping
 - Banking
 - Dining



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