

FOR SALE or LEASE | 6,560± SF INDUSTRIAL / OFFICE BUILDING

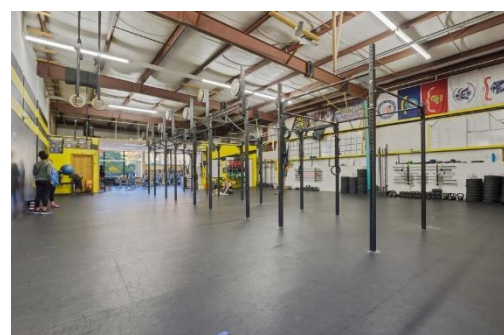
OPEN LAYOUT | 2 DRIVE-IN DOORS |

11 Overlook Drive, Hamden, CT 06514

SALE PRICE: \$650,000 | LEASE RATE: \$8/SF NNN

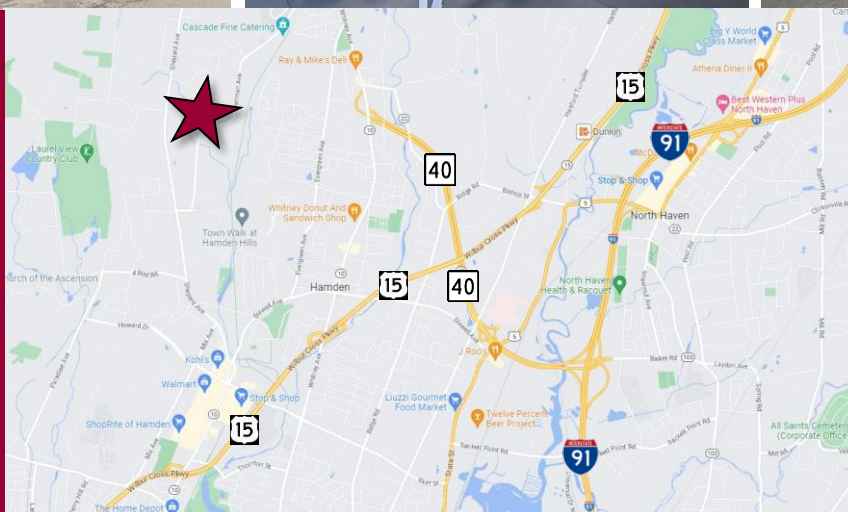


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Property Highlights

- For Sale or Lease
- 6,560± SF Industrial / Office Building
- Built in 1991
- Located on 0.56± acre
- Open Layout
- 2 Drive-in Doors
- Option for a Loading Dock
- 15+ Parking spaces in front of building
- Former Crossfit Space

For more information contact:

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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 6,560± SF
AVAILABLE AREA 6,560± SF
NUMBER OF FLOORS 1
CLEAR HEIGHT 17'
DRIVE-IN DOORS 2
CONSTRUCTION Masonry, Steel
ROOF TYPE Metal
YEAR BUILT 1991

SITE INFORMATION

SITE AREA 0.56± Acre
ZONING M
PARKING 15+ spaces in front of building
SIGNAGE Building
VISIBILITY Excellent
FRONTAGE 110 Feet
HWY ACCESS I-91 via Route 40, Route 15

MECHANICAL EQUIPMENT

AIR CONDITIONING Fully air conditioned office
TYPE OF HEAT Gas
ELECTRIC SERVICE Heavy power

EXPENSES

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

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Yes

TAXES

ASSESSMENT \$314,720
MILL RATE 55.48
TAXES \$17,460.68

COMMENTS O,R&L Commercial is pleased to offer a 6,560± SF Industrial / Office building for Sale or Lease located at 11 Overlook Drive in Hamden, CT. The building was formerly the home to a Crossfit gym and offers an open layout, 17' ceiling heights, 2 drive-in doors, option for a loading dock, & heavy power.

DIRECTIONS I-91 to Exit 10 to the Route 40 connector to Sherman Ave to Overlook Drive

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