

AVAILABLE | 5,280± SF INDUSTRIAL/WAREHOUSE SPACE

6.55 ACRES IN THE C2 ZONE

42 Natchaug Street, Willimantic, CT 06226

LEASE RATE: CALL FOR PRICING

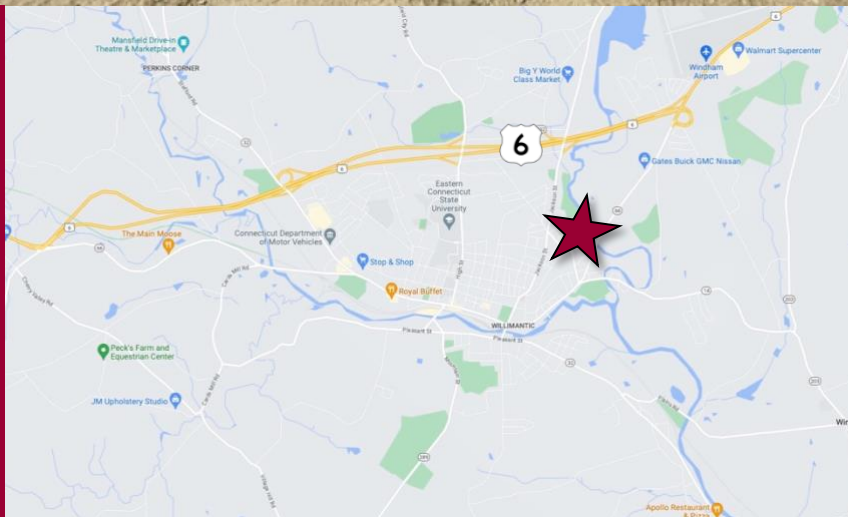


Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- 5,280± SF Available
- 4 Drive-in Doors
- 1 Loading Dock
- Ample Parking
- On-Building Signage
- 6.55± Acres
- Zoning: C2
- Route 6
- Many area amenities

For more information contact: **Kyleigh Caron** | 860-761-6004 | kcaron@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 Bldg 1

GROSS BLD. AREA 5,280± SF
AVAILABLE AREA 5,280± SF
NUMBER OF FLOORS 1
COLUMN SPACING TBD
CLEAR HEIGHT TBD
LOADING DOCKS 1
DRIVE-IN DOORS 4
CONSTRUCTION Masonry
ROOF TYPE Flat
YEAR BUILT 1950

SITE INFORMATION

SITE AREA 6.55± Acres | 4.55± Acres Useable
ZONING C2
PARKING Ample
SIGNAGE On-Building
HWY.ACCESS Route 6
TRAFFIC COUNT 4,900 ADT at Natchaug St & Ash St

UTILITIES

SEWER City
WATER City
GAS TBD

MECHANICAL EQUIPMENT

AIR CONDITIONING None
TYPE OF HEAT Hot Air
SPRINKLERED TBD
ELECTRIC SERVICE TBD

EXPENSES

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

COMMENTS One Industrial / Warehouse Building available.
Owner may be willing to sell As-Is, cash or owner financing.

DIRECTIONS Route 6. Left onto Boston Post Rd (Rt. 66). Right onto Ash St. Left onto Natchaug St.



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- 6.55± Acres
- Zoning: C2
- Route 6
- Many area amenities
 - Shopping
 - Banking
 - Dining



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