

FOR SALE OR LEASE | 19,540± SF INDUSTRIAL BUILDING

CLEAR HEIGHT: 18' | LOADING DOCK: 1 | DRIVE-IN DOORS: 3

71 Hammer Mill Road, Rocky Hill, CT 06067

SALE PRICE: \$1,850,000 | LEASE RATE: \$7.95/SF NNN

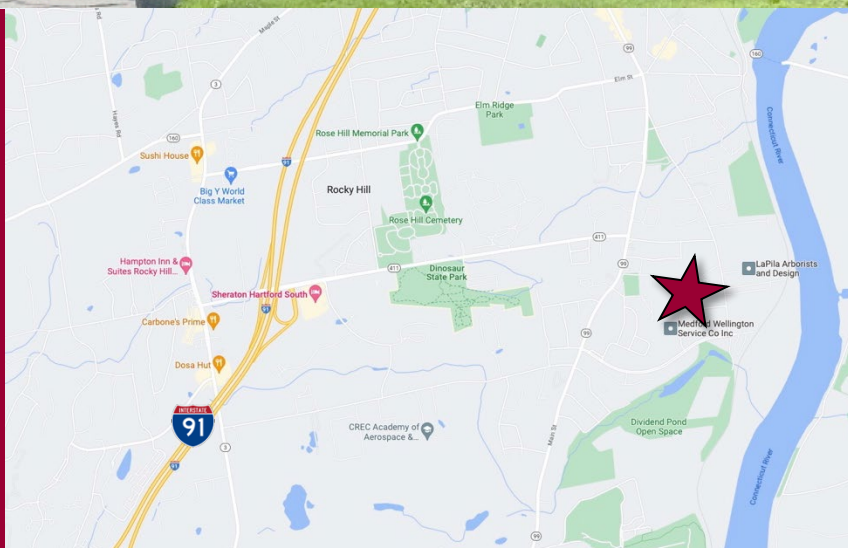


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Commercial Firms in U.S.



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Property Highlights

- 19,540± SF Building
- Office Area: 15%
- Warehouse Area: 85%
- 2.17 Acres
- Clear Height: 18'
- Loading Dock: 1
(Expandable)
- Drive-in Doors: 3
- Parking: Ample
- Zoning: BP2

For more information contact:

Jay Morris | 860.721.0033 | jmorris@orlcommercial.com & 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	19,540± SF
AVAILABLE AREA	19,540± SF
MAX CONTIGUOUS AREA	19,540± SF
OFFICE AREA	Approximately 15%
NUMBER OF FLOORS	1
COLUMN SPACING	TBD
CLEAR HEIGHT	18'
LOADING DOCKS	1 (Expandable)
DRIVE-IN DOORS	3
CONSTRUCTION	Masonry
ROOF TYPE	Flat, New Membrane Roof 2023
YEAR BUILT	1987

SITE INFORMATION

SITE AREA	2.17 acres
ZONING	BP2
PARKING	Ample
SIGNAGE	Monument
VISIBILITY	Good
FRONTAGE	296'
HWY.ACCESS	I-91, Exit 23

UTILITIES

SEWER	MDC
WATER	MDC
GAS	Yes

EXPENSES

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

MECHANICAL EQUIPMENT

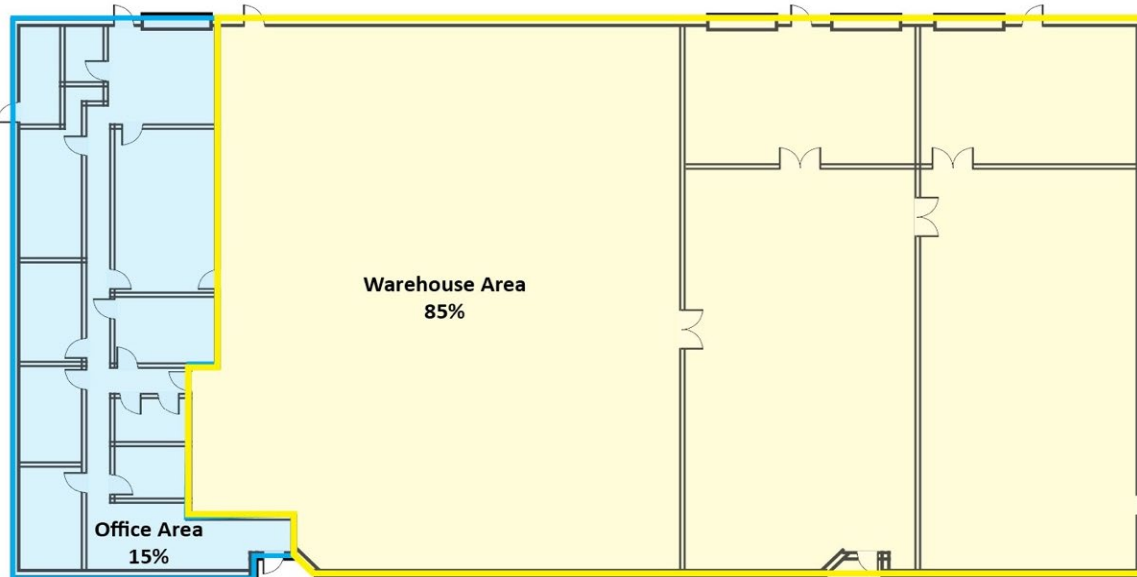
AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Fired Suspended Units
SPRINKLERED	100% Wet
ELECTRIC SERVICE	600 amp, 3 Phase

COMMENTS Former Document Storage Facility

TAXES

ASSESSMENT	\$837,900
MILL RATE	34.52
TAXES	\$28,924

DIRECTIONS I-91 to exit 23; east on West Street; straight across Rt. 99 at light onto Forest Street; right at "T" onto Dividend Rd; right on Hammer Mill Road.



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- Drive-in Doors: 3
- Parking: Ample
- Zoning: BP2
- I-91, Exit 23
- Many area amenities
 - Shopping
 - Banking
 - Dining



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