

OWNER/USER OR INVESTOR OPPORTUNITY 14 Alcap Ridge, Cromwell, CT 06416

FOR SALE | 106,600± SF INDUSTRIAL BUILDING (INCOME PRODUCING)

FOR LEASE | 39,539± SF FLEX SPACE

SALE PRICE: \$5,295,000 | LEASE RATES: \$5.25/SF NNN



Ranked in Top 50
Commercial Firms in U.S.

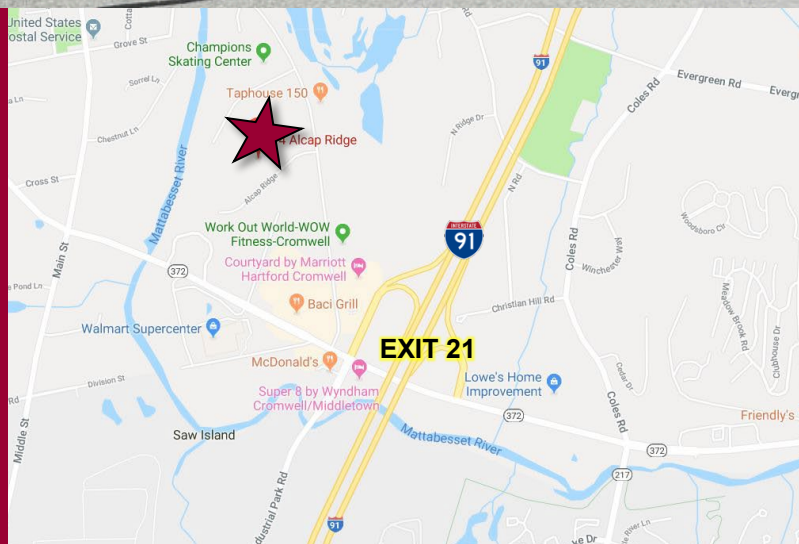


Click Here to
View Drone Tour



STAY UP TO DATE ON OUR LISTINGS!

Scan the QR Code below
with the camera on your
smart phone to sign-up for
email notifications.



Property Highlights

- 106,600± SF Multi-Tenant Building
- 39,539± SF Available for Lease
 - 31,351± SF Manufacturing
 - 8,188± SF Office
- 4 Loading Docks, 5 Drive-ins
- 180± parking spaces
- 13' – 18' Clear Height
- Commercial/Industrial Zone
- Close proximity and access to I-91 and Rt. 9
- Many area amenities

For more information contact: [Luke Massirio](mailto:Luke.Massirio@orlcommercial.com) | 860.761.6016 | lmassirio@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.

OWNER/USER OR INVESTOR OPPORTUNITY 14 Alcap Ridge, Cromwell, CT 06416

FOR SALE | 106,600± SF INDUSTRIAL BUILDING (INCOME PRODUCING)

FOR LEASE | 39,539± SF FLEX SPACE

SALE PRICE: \$5,295,000 | LEASE RATES: \$5.25/SF NNN



Ranked in Top 50
Commercial Firms in U.S.

BUILDING INFORMATION

GROSS BLD. AREA	106,600± SF
AVAILABLE LEASE AREA	39,539± SF
SPACE BREAKDOWN	31,351± SF Manufacturing 8,188± SF Office
NUMBER OF FLOORS	1 in Manufacturing 2 in Office
CLEAR HEIGHT	13' – 18'
DRIVE-IN DOORS	5
LOADING DOCKS	4
CONSTRUCTION	Masonry & Metal
ROOF TYPE	Flat, Metal
YEAR BUILT	1988, renovated 2012

MECHANICAL EQUIPMENT

AIR CONDITIONING	A/C in office and 39,539 SF
TYPE OF HEAT	Gas
SPRINKLERED	Wet
ELECTRIC SERVICE	3000 amps, 3 phase

AREA RETAIL Burger King, McDonald's, CVS, Walmart, Lowes, Banks, Hotels

COMMENTS Recently renovated with energy efficient upgrades to the structure, electric system, heating, air-infiltration, and lighting. Owner also expanded the parking area. Centrally located, minutes off I-91, Route 9 and Route 372. Cromwell is halfway between Hartford and New Haven. Restaurants and shopping are convenient for employees.

DIRECTIONS From Hartford, Take I-91 South to Exit 21. Turn Right onto Rt. 372 W/ Berlin Road. Turn Right on Sebethe Drive. Turn left on Alcap Ridge.

SITE INFORMATION

SITE AREA	6.40 Acres
ZONING	Commercial / Industrial
PARKING	185± Spaces
SIGNAGE	On-Door
VISIBILITY	Excellent on Alcap Ridge
HWY.ACCESS	I-91, Exit 21

UTILITIES

SEWER	Public
WATER	Public
GAS	Yes

EXPENSES

RE TAXES	☒ Tenant ☐ Landlord
UTILITIES	☒ Tenant ☐ Landlord
INSURANCE	☒ Tenant ☐ Landlord
MAINTENANCE	☒ Tenant ☐ Landlord
JANITORIAL	☒ Tenant ☐ Landlord
NNN'S	\$2.50/SF (Estimated)

Property Highlights

- 106,600± SF Building
- 39,539± SF Total Available
 - 31,351± SF Manufacturing
 - 8,188± SF Office
- 4 Loading Docks
- 5 Drive-in Doors
- Clear Height: 13' - 18'
- 185 parking spaces
- Commercial/Industrial Zone
- I-91 and Rt. 9 access
- Many area amenities
 - Shopping
 - Banking
 - Dining



Scan the QR Code below with a barcode scanner on your smart phone to access our website.



FIND US ON



For more information contact: Luke Massirio | 860.761.6016 | lmassirio@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.

OWNER/USER OR INVESTOR OPPORTUNITY 14 Alcap Ridge, Cromwell, CT 06416

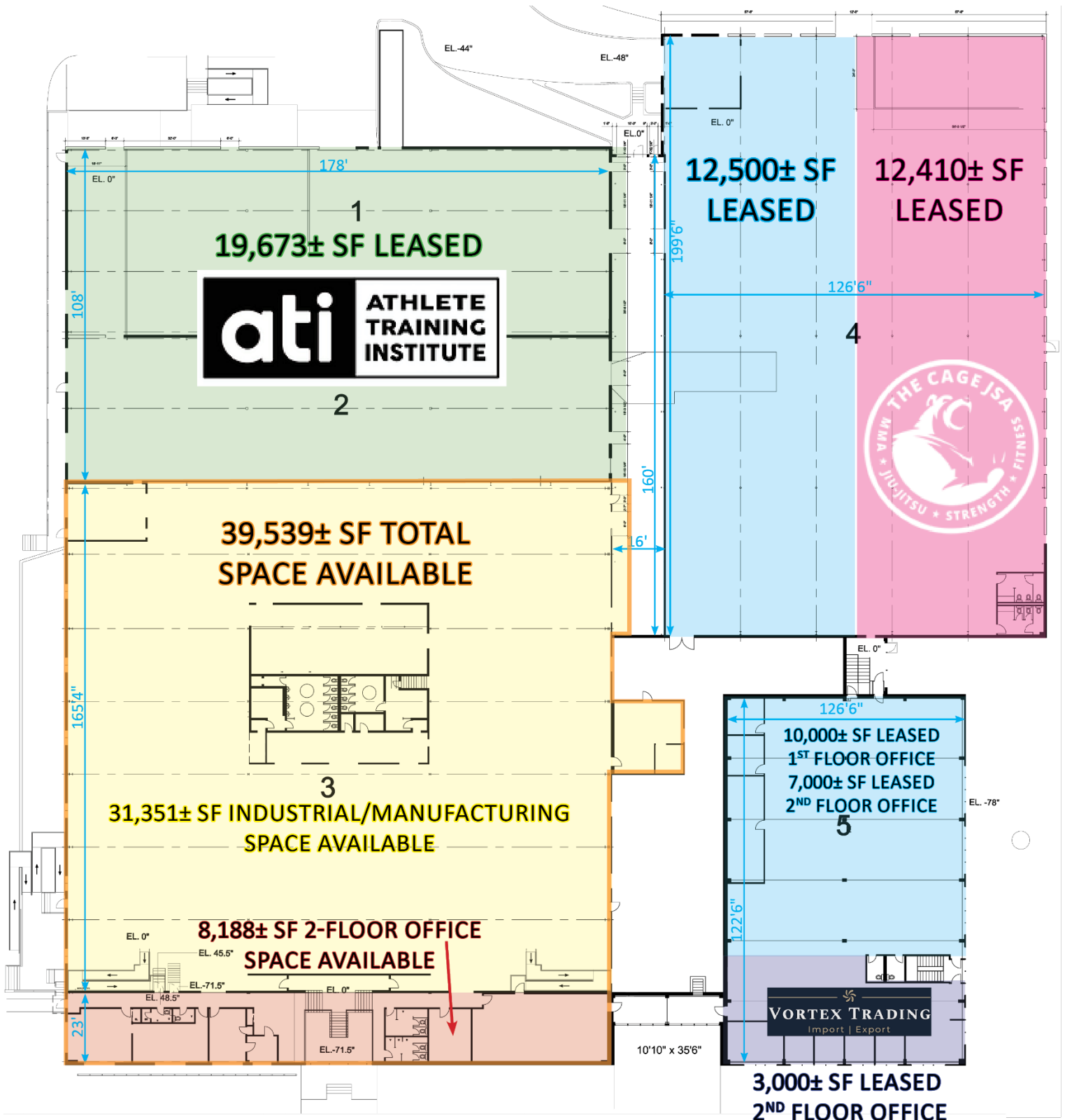
FOR SALE | 106,600± SF INDUSTRIAL BUILDING (INCOME PRODUCING)

FOR LEASE | 39,539± SF FLEX SPACE

SALE PRICE: \$5,295,000 | LEASE RATES: \$5.25/SF NNN



Ranked in Top 50
Commercial Firms in U.S.



For more information contact: [Luke Massirio](mailto:Luke.Massirio@orlcommercial.com) | 860.761.6016 | lmassirio@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.



Ranked in Top 50
Commercial Firms in U.S.

OWNER/USER OR INVESTOR OPPORTUNITY 14 Alcap Ridge, Cromwell, CT 06416

FOR SALE | 106,600± SF INDUSTRIAL BUILDING (INCOME PRODUCING)

FOR LEASE | 39,539± SF FLEX SPACE

SALE PRICE: \$5,295,000 | LEASE RATES: \$5.25/SF NNN



For more information contact: [Luke Massirio](mailto:Luke.Massirio@orlcommercial.com) | 860.761.6016 | lmassirio@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.