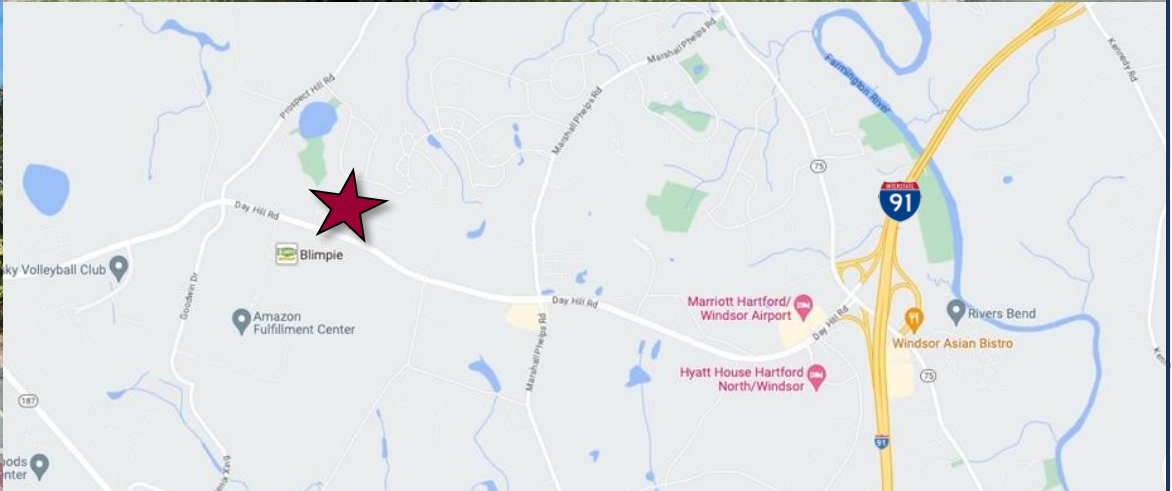


FOR SALE & LEASE | 12,461± SF HI-TECH FLEX BUILDING

900 Day Hill Road, Windsor, CT 06095

SALE PRICE: \$1,350,000 | LEASE RATE: \$11/SF NNN

Ranked in Top 50 Commercial Firms in U.S.



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Property Highlights

- 12,461± SF Building
- 1 Story
- 4 Acres
- Parking: 70± Spaces
- 14' - 16' clear height
- Signage: Monument
- 1 Drive-in Door for forklifts
- 1 Loading Dock
- Zoning: I
- Traffic: 19,399 ADT
- I-91, Exit 38

For more information contact: Jay Morris | 860-721-0033 | jmorris@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	12,461± SF
AVAILABLE AREA	12,461± SF
NUMBER OF FLOORS	1
DRIVE-IN DOORS	1 (6' wide)
LOADING DOCKS	1
CLEAR HEIGHT	14' - 16'
CONSTRUCTION	Steel / Brick
ROOF TYPE	Flat, Tar & Gravel / Rubber
YEAR BUILT	2002

SITE INFORMATION

SITE AREA	4.00 Acres
ZONING	I
PARKING	70± Spaces
SIGNAGE	Monument
VISIBILITY	Excellent
FRONTAGE	545'
HWY. ACCESS	I-91, Exit 38
TRAFFIC COUNT	19,399 ADT

UTILITIES

SEWER/WATER	Public
GAS	Yes

TAXES

2022 ASSESSMENT	\$840,770
MILL RATE	33.6
TAXES	\$28,249.87
2023 ASSESSMENT	\$745,990

MECHANICAL EQUIPMENT

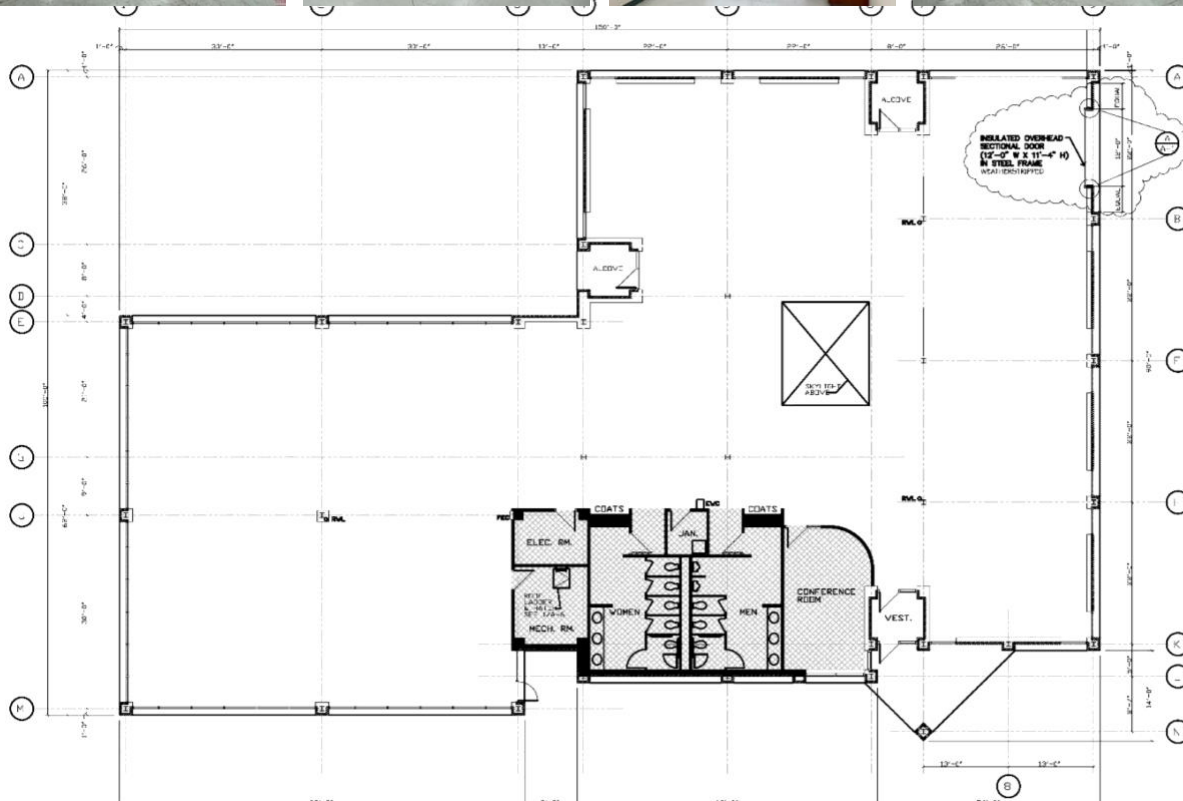
AIR CONDITIONING	Central Air
TYPE OF HEAT	Gas, Forced Air
SPRINKLERED	100%
ELECTRIC SERVICE	600 A, 480/277 V, 3 phase

COMMENTS Hi-Tech Flex Building on 4 acres

DIRECTIONS I-91, Exit 38. Right on Poquonock Ave (Rt. 75). Right on Day Hill Rd. Property is on right.

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- 14' - 16' clear height
- 1 Drive-in Door for forklifts
- 1 Loading Dock
- Zoning: I
- Traffic: 19,399 ADT
- I-91, Exit 38
- Many area amenities
 - Shopping, Banking, Dining
- Zoning Permitted Uses
 - Offices and research-laboratories, brewery, manufacturing, fabricating, compounding, assembling, packaging, storage or treatment of articles, or their wholesaling and distribution, warehouse



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