O,R &L COMMERCIAL

Ranked in Top 50 Commercial Firms in U.S.

FOR SALE OR LEASE

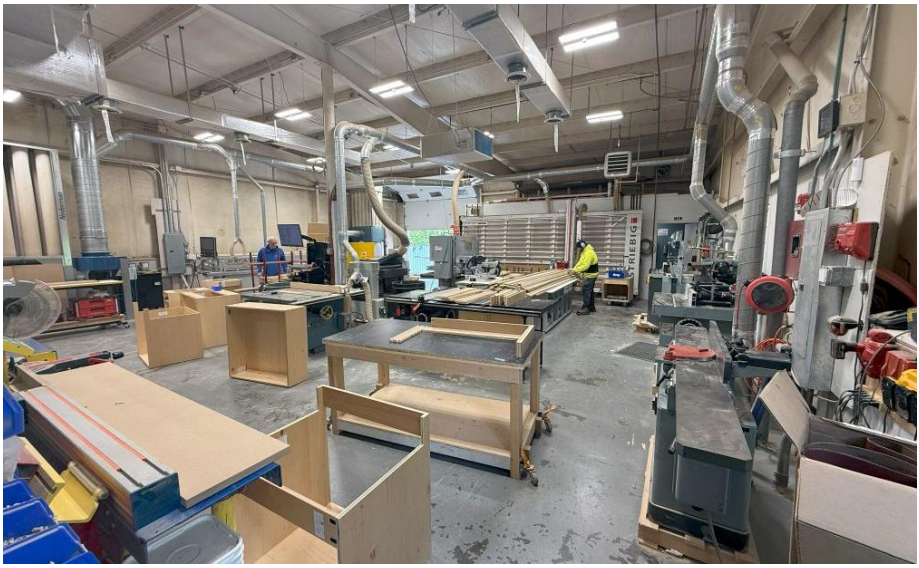
11 INDUSTRIAL ROAD, PROSPECT, CT 06712

7,562± SF INDUSTRIAL BUILDING ON 1 ACRE

SALE PRICE: $690,000 | LEASE RATE: $7.95/SF NNN

HIGHLIGHTS

- Ideal for Small Manufacturer or Contractor
- 7,562± SF Available
- Immaculate Showroom / Built-Out Office Space
- 15' Ceiling Heights & Box Truck Loading Dock
- Superior Quality Building, Beautiful Finishes & Great Functionality



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7,562± SF INDUSTRIAL BUILDING

BUILDING INFORMATION

GROSS BLDG AREA: 7,562± SF
AVAILABLE AREA: 7,562± SF
WILL SUBDIVIDE TO: 7,562± SF
 # OF FLOORS: 2
SPACE BREAKDOWN: 6,762± SF Warehouse, 800± SF Office Space & Mezzanine (attic) Storage
LOADING DOCKS: 1
DRIVE-IN DOORS: 1
CLEAR HEIGHT: 15 Feet
COLUMN SPACING: TBD
CONSTRUCTION: Metal
ROOF TYPE: Metal
YEAR BUILT: 1972 / Renovated

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central on 1st Floor
HEATING: Forced Hot Air, Oil
ELECTRIC/POWER: 400 amp, 3 phase

SITE INFORMATION

SITE AREA: 1 Acre
ZONING: IND-1
PARKING: Open
SIGNAGE: Building
VISIBILITY/FRONTAGE: Excellent / 200 Feet
HWY ACCESS: I-84

UTILITIES

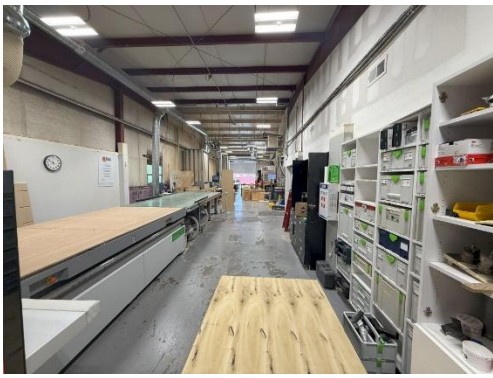
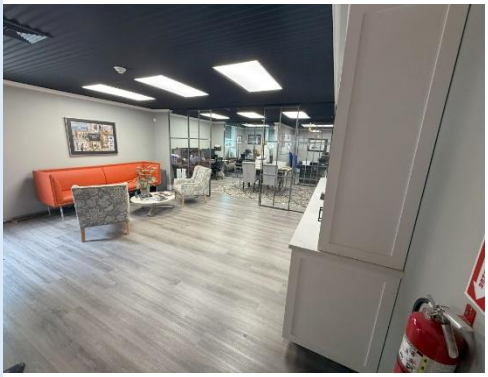
SEWER/WATER: Septic / Public Connected

TAXES

ASSESSMENT: $322,000 (2024)
MILL RATE: 25.57
TAXES: $8,233.54 (Jul 2025 / Jan 2026)

EXPENSES

RE TAXES:	☑ Tenant ☐ Landlord
UTILITIES:	☑ Tenant ☐ Landlord
INSURANCE:	☑ Tenant ☐ Landlord
MAINTENANCE:	☑ Tenant ☐ Landlord
JANITORIAL:	☑ Tenant ☐ Landlord

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