



Ranked in Top 50
Commercial Firms in U.S.



FOR SUBLEASE

16 International Drive, East Granby, CT

Up to 17,068± SF Industrial Space Available (will subdivide to 7,320± SF)

LEASE RATE: \$7.89/SF NNN

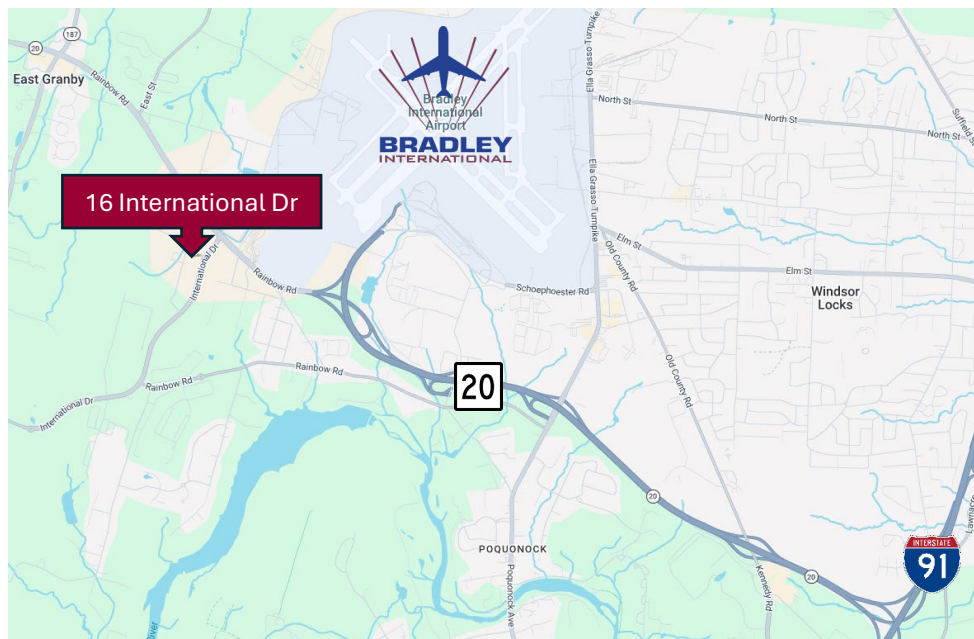
HIGHLIGHTS

- Sublease Expires 6/30/2029
- 17,068± SF Industrial Space
- 3,068± SF Office Area
- Will Subdivide to 7,320± SF
- 21' Clear Height
- 4 Loading Docks with Levelers
- 1 Drive-in Door (12' w x 14' h)
- Adjacent to Bradley International
- 4.50 Acres
- Highway Access: Route 20, I-91

CONTACT

Jay L. Morris | (860) 721-0033

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WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

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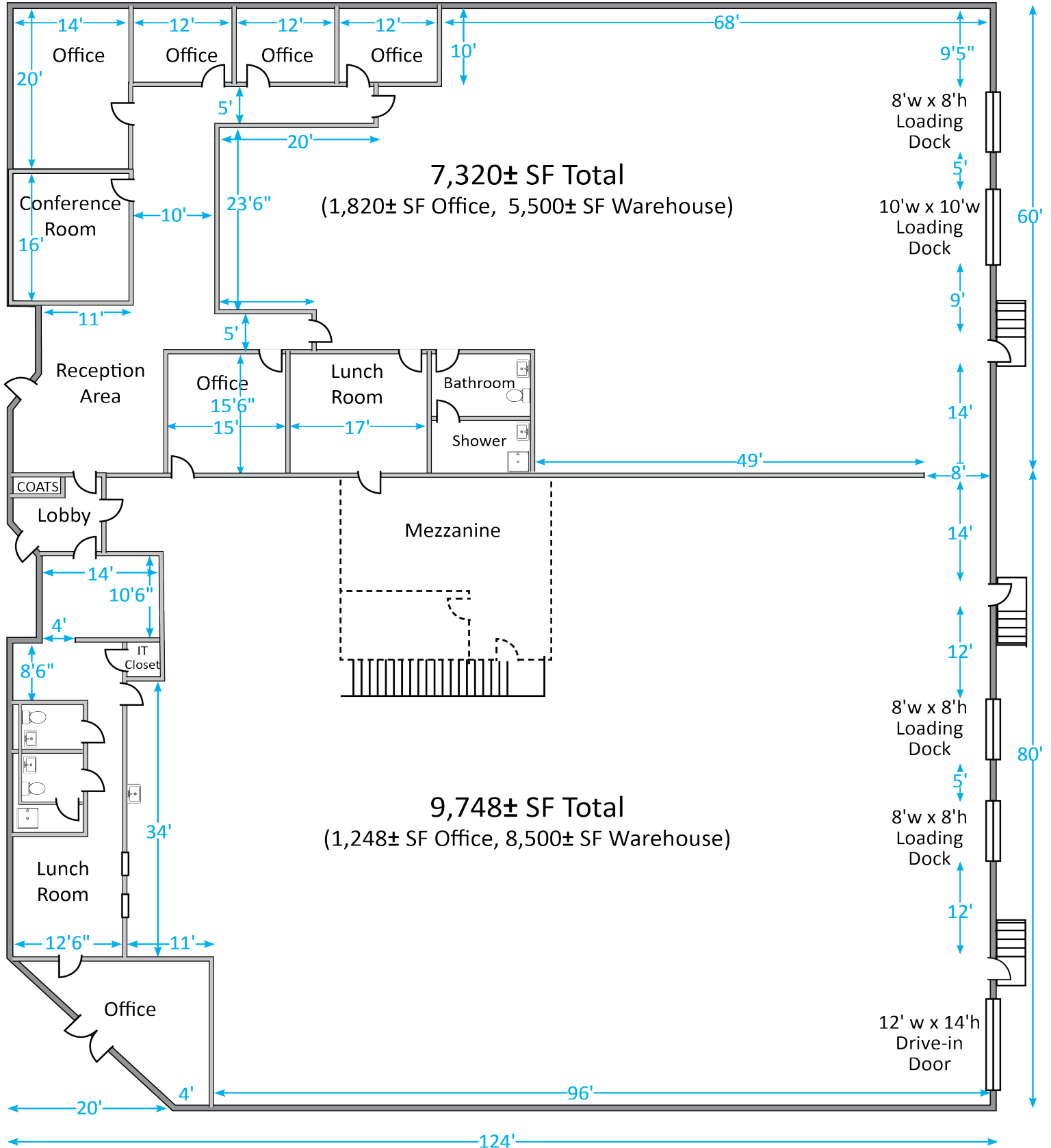


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16 International Drive, East Granby, CT

Up to 17,068± SF Industrial Space

BUILDING INFORMATION

GROSS BLD. AREA: 58,668± SF

AVAILABLE AREA: 17,068± SF

WILL SUBDIVIDE TO: Approx. 7,320± SF

SPACE BREAKDOWN:

3,068± SF Office, 14,000± SF Warehouse

LOADING DOCKS: 4 Docks with Levelers

DRIVE-IN DOORS: 1 (12'w x 14'h)

CLEAR HEIGHT: 21'

COLUMN SPACING: 39'

CONSTRUCTION: Reinforced Concrete

ROOF TYPE: Flat, Tar & Gravel

YEAR BUILT: 1979

MECHANICAL EQUIPMENT

AIR CONDITIONING: Partial

HEAT: Gas, Forced Hot Air

SPRINKLERED: 100% Wet

ELECTRIC/POWER: 2,000 amp 277/480v 3ph

SITE INFORMATION

SITE AREA: 4.50 acres

ZONING: CPA - Commerce Park A

PARKING: Ample

SIGNAGE: Monument

VISIBILITY: Adjacent to Bradley Airport

HWY ACCESS: Rt. 20, I-91

UTILITIES

SEWER/WATER: City

GAS: Yes

TAXES

ASSESSMENT: \$2,080,200

MILL RATE: 30.50

TAXES: \$63,446.10 (\$1.08/SF)

EXPENSES

RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord

EXPENSES: CAM: \$1.41 + Tax \$1.08 = \$2.49/SF



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