

O,R &L COMMERCIAL

Ranked in Top 50 Commercial Firms in U.S.

FOR LEASE

263-275 Park Avenue, East Hartford, CT 06108

30,000± SF Industrial Space Available

LEASE RATE: $5.95/SF NNN

HIGHLIGHTS

- 30,000± SF Industrial Space
- 2.89± Acres
- Zoning: B-3
- 2 loading docks: 12'x 9' & 8'x10"
- 17'- 19'6" clear height
- 40' x 40' column spacing
- 120 Parking Spaces
- Highway Access: I-84, Rt. 5, Rt. 44



CONTACTS

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263-275 Park Avenue, East Hartford, CT

30,000± SF Industrial Space

BUILDING INFORMATION

GROSS BLD. AREA: 88,496± SF
AVAILABLE AREA: 30,000± SF
 # OF FLOORS: 1
LOADING DOCKS: 2 Ext, 12'x 9' & 8'x10"
DRIVE-IN DOORS: None
CLEAR HEIGHT: 17'- 19'6"
COLUMN SPACING: 40' x 40'
CONSTRUCTION: Masonry
ROOF TYPE: Flat
YEAR BUILT: 1960

MECHANICAL EQUIPMENT

AIR CONDITIONING: Partial
TYPE OF HEAT: Forced Hot Air
SPRINKLERED: Yes
ELECTRIC: 1,000 amps / 240v 3p Heavy

SITE INFORMATION

SITE AREA: 2.89 acres
ZONING: B-3
PARKING: 120 Spaces, 1.4/1,000
SIGNAGE: On-Building
HWY ACCESS: I-84, Rt. 5, Rt. 44

UTILITIES

SEWER/WATER: City
GAS: Yes

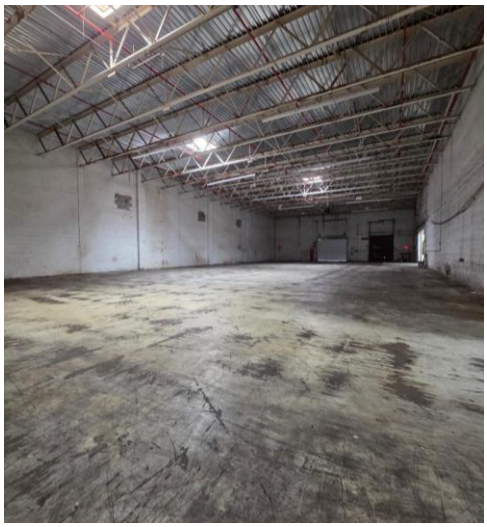
TAXES

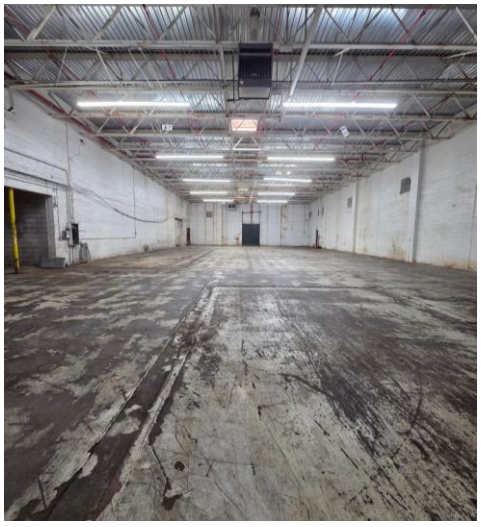
ASSESSMENT: $771,400
MILL RATE: 45.90
TAXES: $35,407.26 ($1.18/SF)

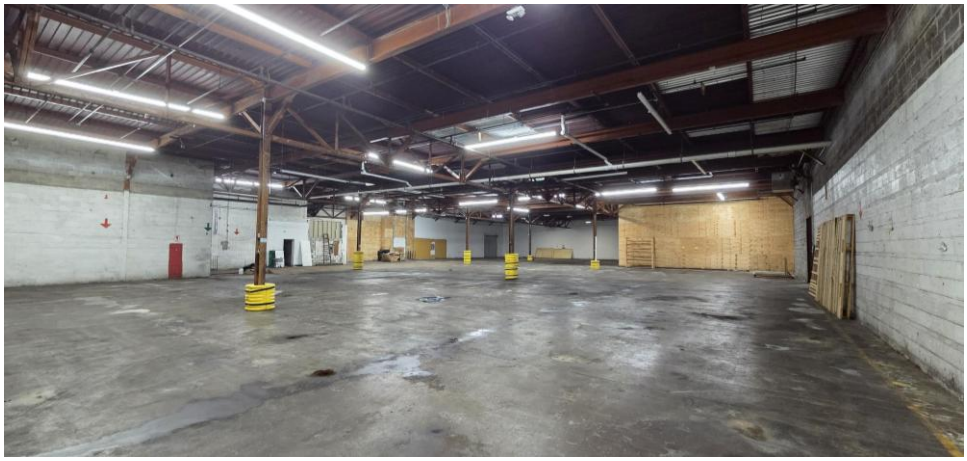
EXPENSES

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









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