

Ranked in Top 50
Commercial Firms in U.S.

FOR LEASE

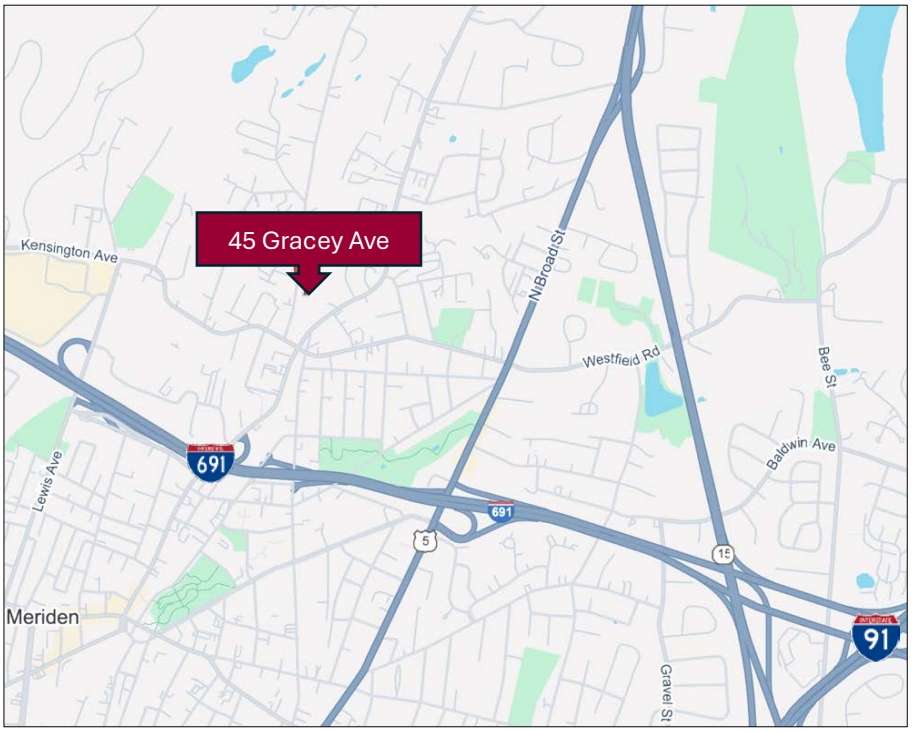
45 Gracey Ave, Meriden, CT 06451

50,512± SF HIGH BAY WAREHOUSE AVAILABLE

LEASE RATE: $7.75/SF NNN

HIGHLIGHTS

- 50,512± SF Warehouse Available
- Subdividable to 10,000± SF
- 6 Loading Docks
- 2 Drive-in Doors
- Land available for outside storage and truck parking
- Up to 21,224± Office Space Available
- Easy access to I-84 via I-691, and I-91
- Low Triple Net Expenses



CONTACTS

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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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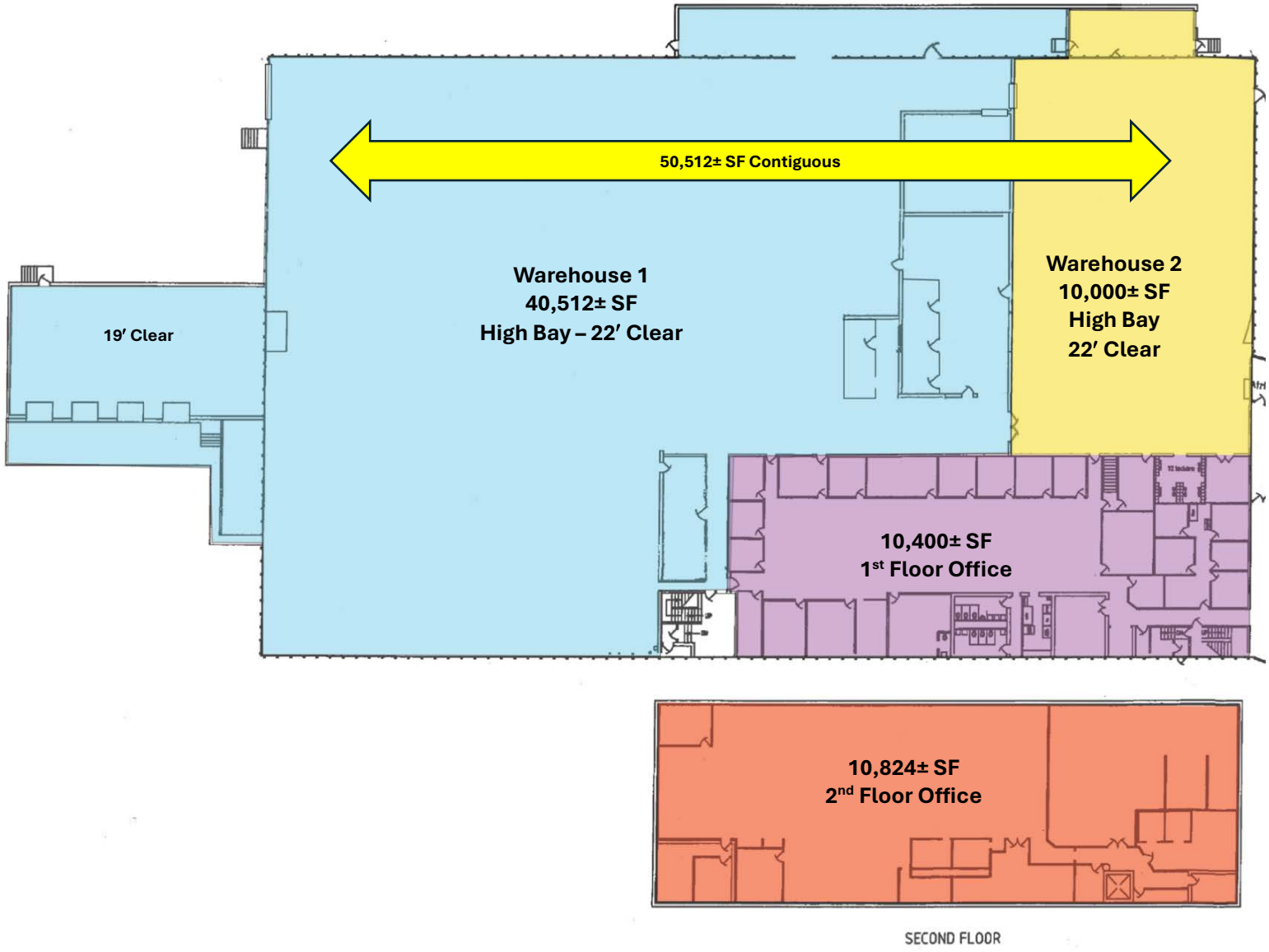
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50,512± SF TOTAL WAREHOUSE AVAILABLE

AVAILABLE SPACE: 50,512± SF Total

Warehouse 1: 40,512± SF, 19' - 22' clear height | Warehouse 2: 10,000± SF, 22' clear height







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

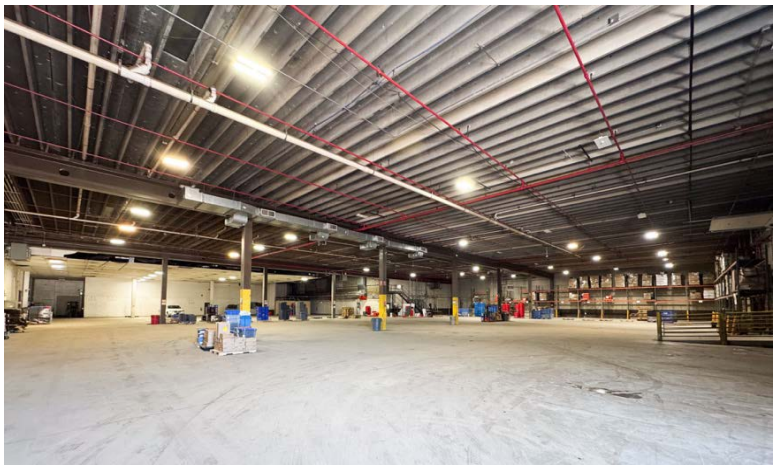
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 🖷 (860) 721-7882

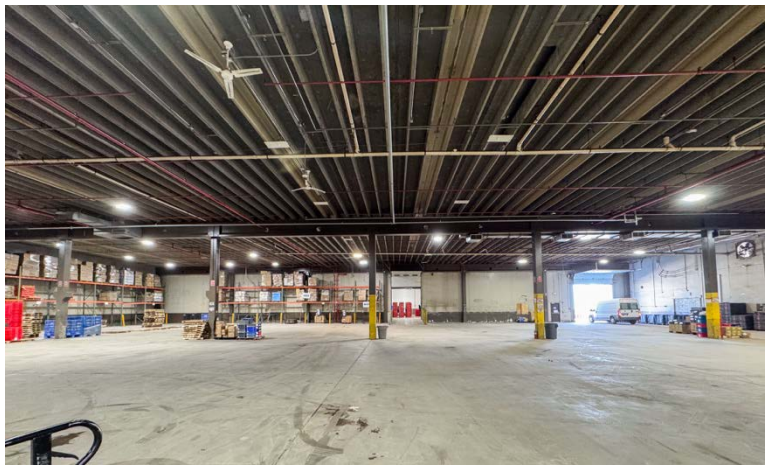
Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

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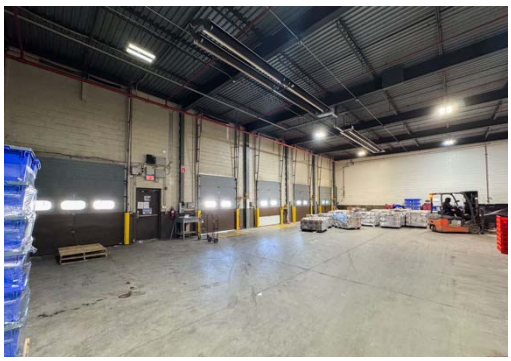




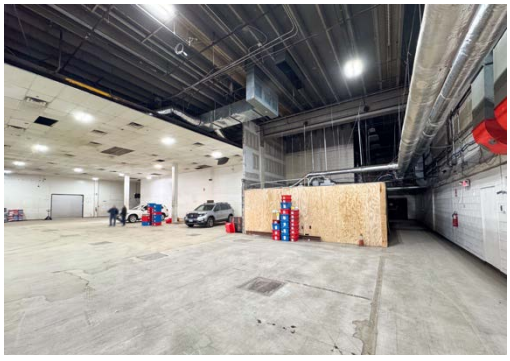


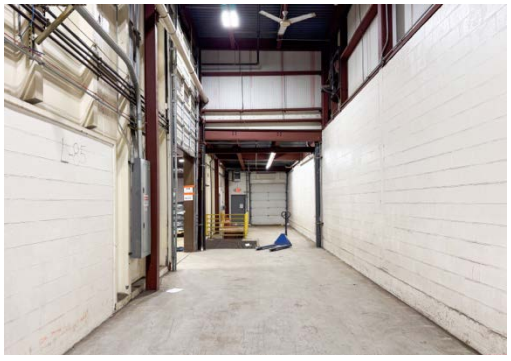














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LEASE RATE: $7.75/SF NNN

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50,512± SF TOTAL WAREHOUSE AVAILABLE

BUILDING INFORMATION

GROSS BLD. AREA: 119,775± SF
AVAILABLE AREA: 50,512± SF Contiguous
WILL SUBDIVIDE TO: 10,000± SF
OFFICE AREA: 21,224± SF additional space
NUMBER OF FLOORS: 1 in WH, 2 in office
ROOF TYPE: Flat, Rubber
YEAR BUILT: 1953

WAREHOUSE 1: 40,512± SF
DOCK DOORS:
4 (8′ x 10′) with hydraulic levelers
1 (8′ x 8′) includes leveler
1 (8′ x 8′) no leveler
DRIVE-IN DOORS:
1 (14′ x 14′)
1 (10′ x 10′)
COLUMN SPACING: 30′ x 60′
CLEAR HEIGHT: 19' - 22′
OFFICE SPACE: 820± SF

WAREHOUSE 2: 10,000± SF
DOCK DOORS: 1 (8′x8′)
COLUMN SPACING: 30′ x 60′
CLEAR HEIGHT: 22′

MECHANICAL EQUIPMENT

AIR CONDITIONING: 100% A/C in Office
HEAT: Gas
SPRINKLERED: 100% Wet Sprinkler System
ELECTRIC: 277/480V, 3 phase, 3200 AMPS
GENERATOR: Generac 20KW

SITE INFORMATION

SITE AREA: 8.00 Acres
ZONING: M-3
PARKING: Ample
SIGNAGE: On Building
VISIBILITY: Good
HWY ACCESS: I-691, I-91, I-84

UTILITIES

SEWER/WATER: City
GAS: Natural Gas

EXPENSES

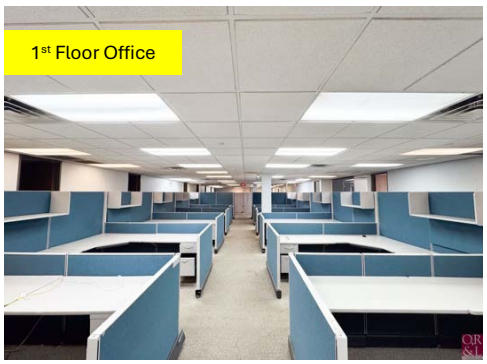
RE TAXES:	☑ Tenant ☐ Landlord
UTILITIES:	☑ Tenant ☐ Landlord
INSURANCE:	☑ Tenant ☐ Landlord
MAINTENANCE:	☑ Tenant ☐ Landlord
NNN EXPENSES:	$2.00±/SF

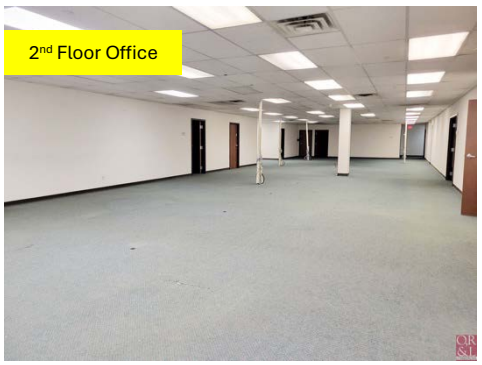












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