O,R &L COMMERCIAL

Ranked in Top 50 Commercial Firms in U.S



FOR LEASE

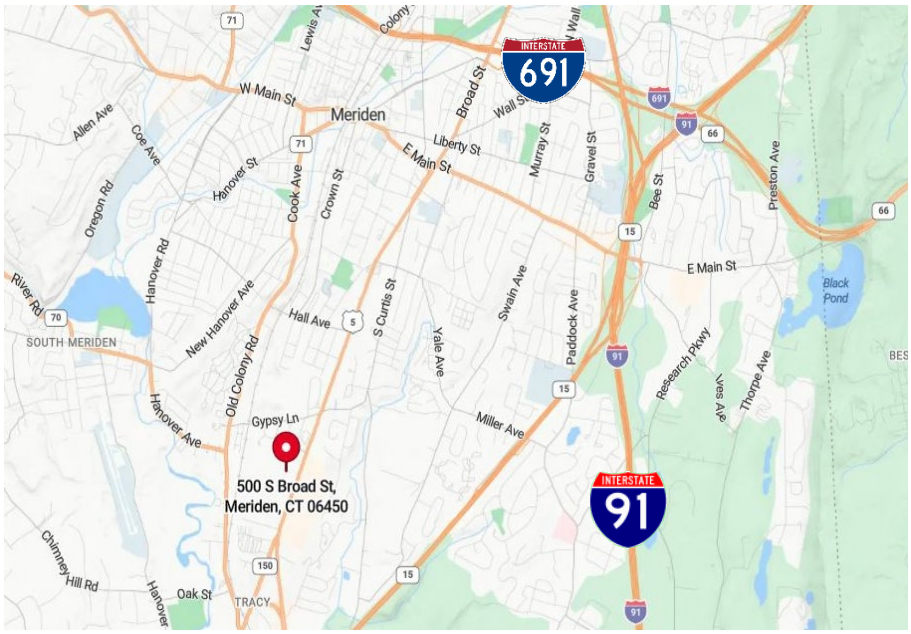
500 South Broad Street, Meriden, CT 06450

Up to 125,426± Industrial Space

LEASE RATE $4.25/SF NNN

HIGHLIGHTS

- Up to 125,426± SF Industrial Space
- 11 Loading Docks
- 1 Drive-in Door
- 48.10± Acres
- 550 Parking Spaces
- Zoning: M-3
- Heavy Power Available
- **Note: Up to 63,417± SF Office available. See Office Flyer.**



While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

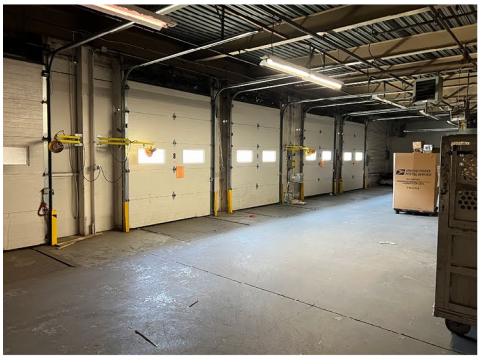
FOR LEASE

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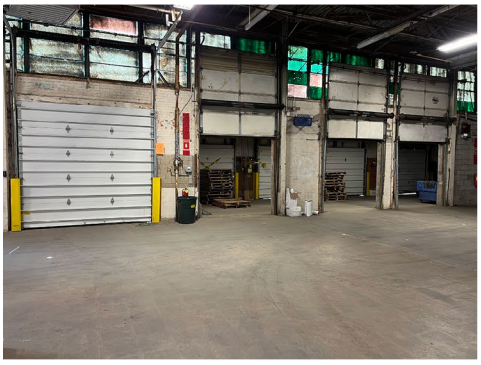
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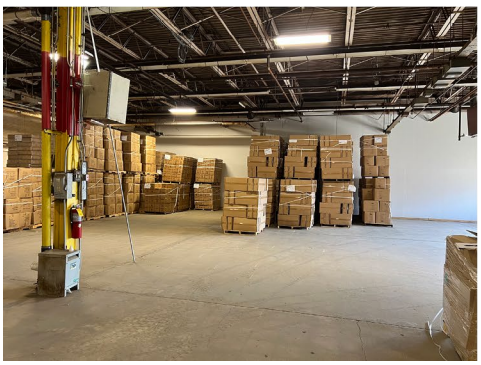
UP TO 125,426± SF









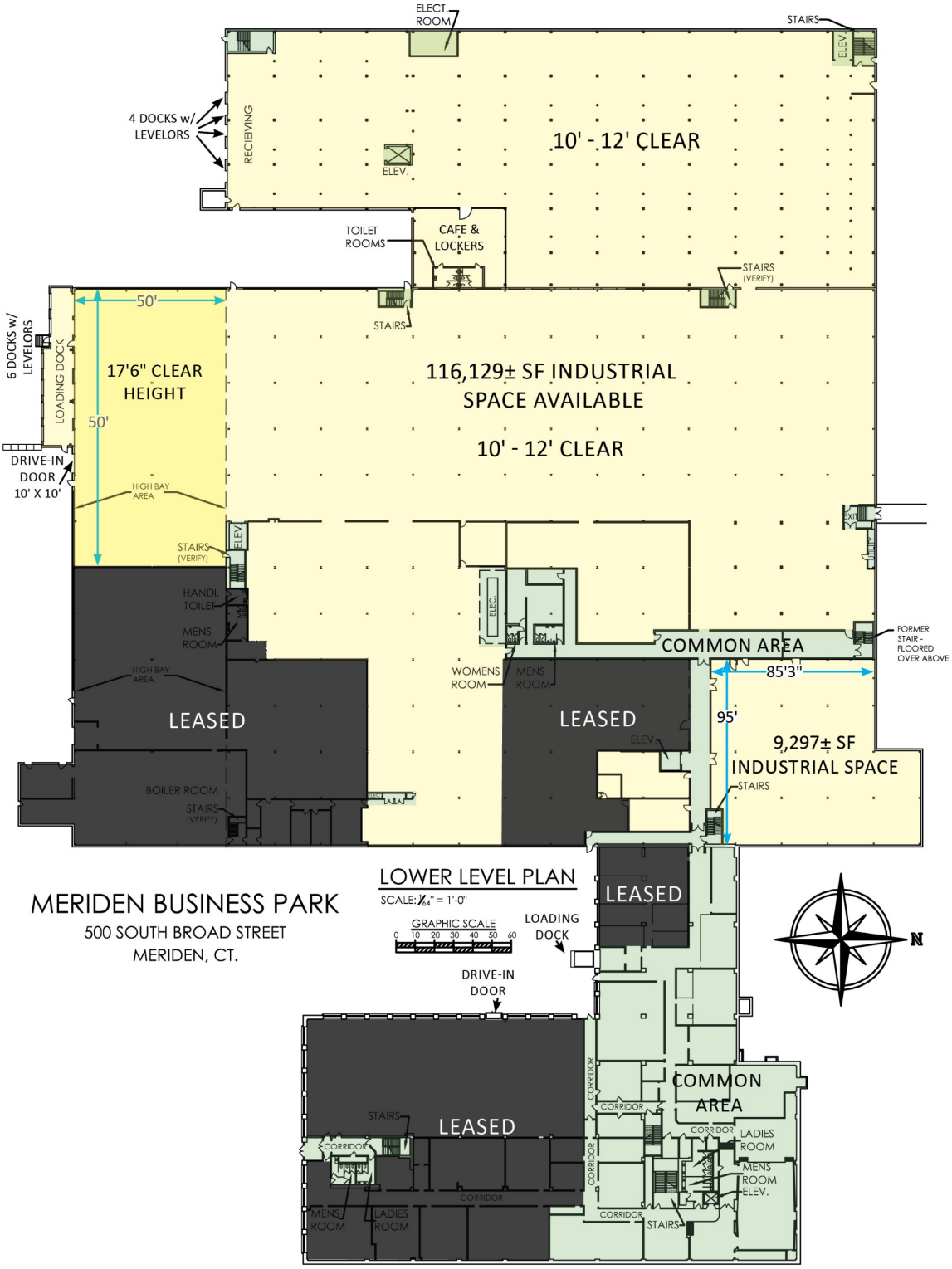




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INDUSTRIAL SPACE AVAILABLE

45,000± SF – 125,426± Sf Industrial Space



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FOR LEASE

LEASE Rate: $4.25/SF NNN

500 South Broad Street, Meriden, CT

UP TO 125,426± SF

BUILDING INFORMATION

GROSS BLD. AREA: 412,322±
312,000 SF Ind.
100,322 SF Office

AVAILABLE AREA: LL: 125,426± SF
1st FL: 33,417± SF Office
2nd FL: 30,000± SF Office

 # OF FLOORS: 3
LOADING DOCKS: 11
DRIVE-IN DOORS: 1
CLEAR HEIGHT: Flex: 10' / Industrial 17.6'
COLUMN SPACING: 24' x 24'
CONSTRUCTION: Masonry block with brick
ROOF TYPE: Concrete with modified membrane
YEAR BUILT: 1957, 1961-1963, 1970

MECHANICAL EQUIPMENT

TYPE OF HEAT: Natural Gas
SPRINKLERED: Yes
ELECTRIC/POWER: 277/480V
ELEVATORS: 1 passanger, 1 freight/6,000lbs

SITE INFORMATION

SITE AREA: 48.10± acres
ZONING: M-3
PARKING: 550 Spaces (2.54/1000)
SIGNAGE: Building and Monument
VISIBILITY: Limited
HWY ACCESS: Rt. 15, I-691, I-91
TRAFFIC COUNT: 16,500

UTILITIES

SEWER/WATER: City
GAS: Yankee Gas

TAXES

ASSESSMENT: $8,125,900
MILL RATE: 29.99
TAXES: $243,695.76($0.58/SF)

EXPENSES

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

NNN EXPENSES: $1.65/SF



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