O,R &L COMMERCIAL

Ranked in Top 50 Commercial Firms in U.S.



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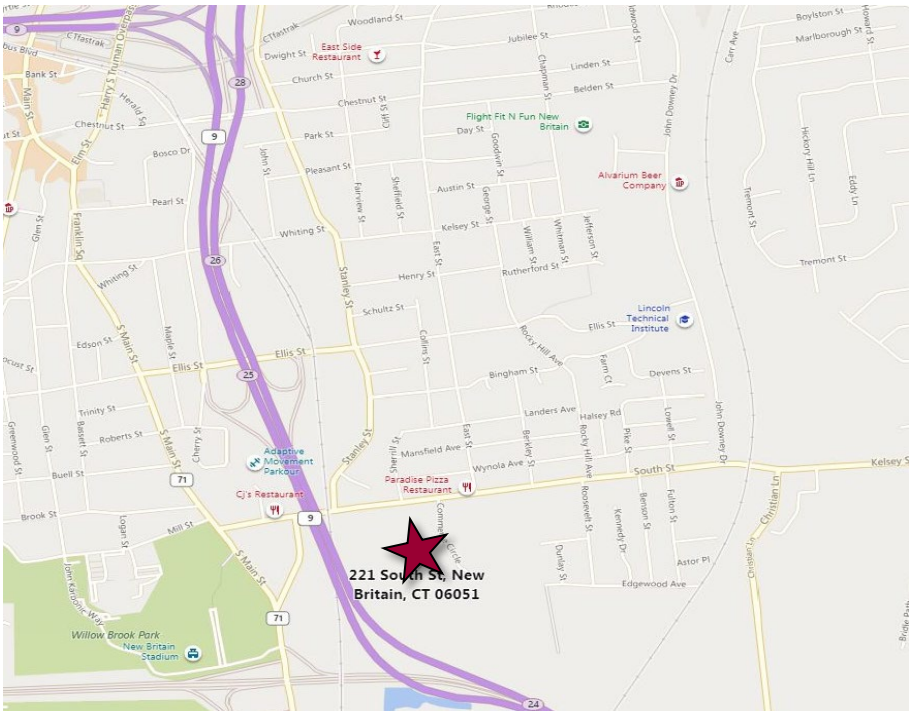
New Britain Business Center, 221 South Street, New Britain, CT 06051

Up to 73,637± SF Industrial/Warehouse Available (38,242± SF Contiguous)

LEASE RATE: $6.00/SF NNN (NNN = $1.50/SF)

HIGHLIGHTS

- 468,700± SF Business Complex
- Flex, warehouse and manufacturing
- 200+ parking spaces on 25.22 acres
- Pylon signage
- 480v 3 phase heavy power
- Jib Cranes in Unit D-2
- 14' - 19' clear height
- Traffic: 64,900 ADT (Visible from Rt. 9)
- Easy access Rt. 9 & Rt. 72



CONTACTS

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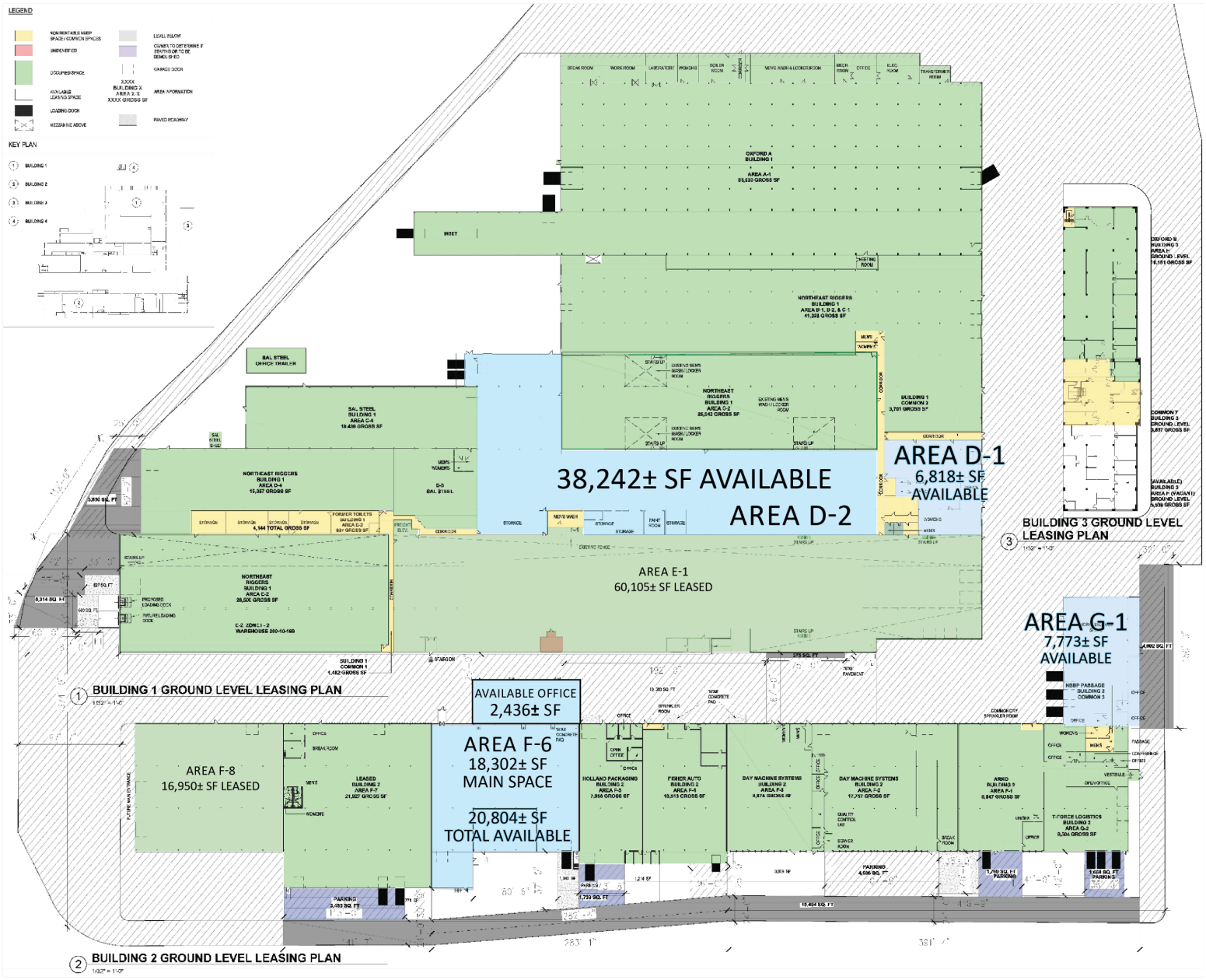
AVAILABLE SPACE

Unit D-1 | 6,818± SF

Unit D-2 | 38,242± SF (includes Jib cranes)

Unit F-6 | 20,804± SF Total – 18,302± SF Industrial Space, 2,436 ± SF Office Space (optional)

Unit G-1 | 7,773± SF



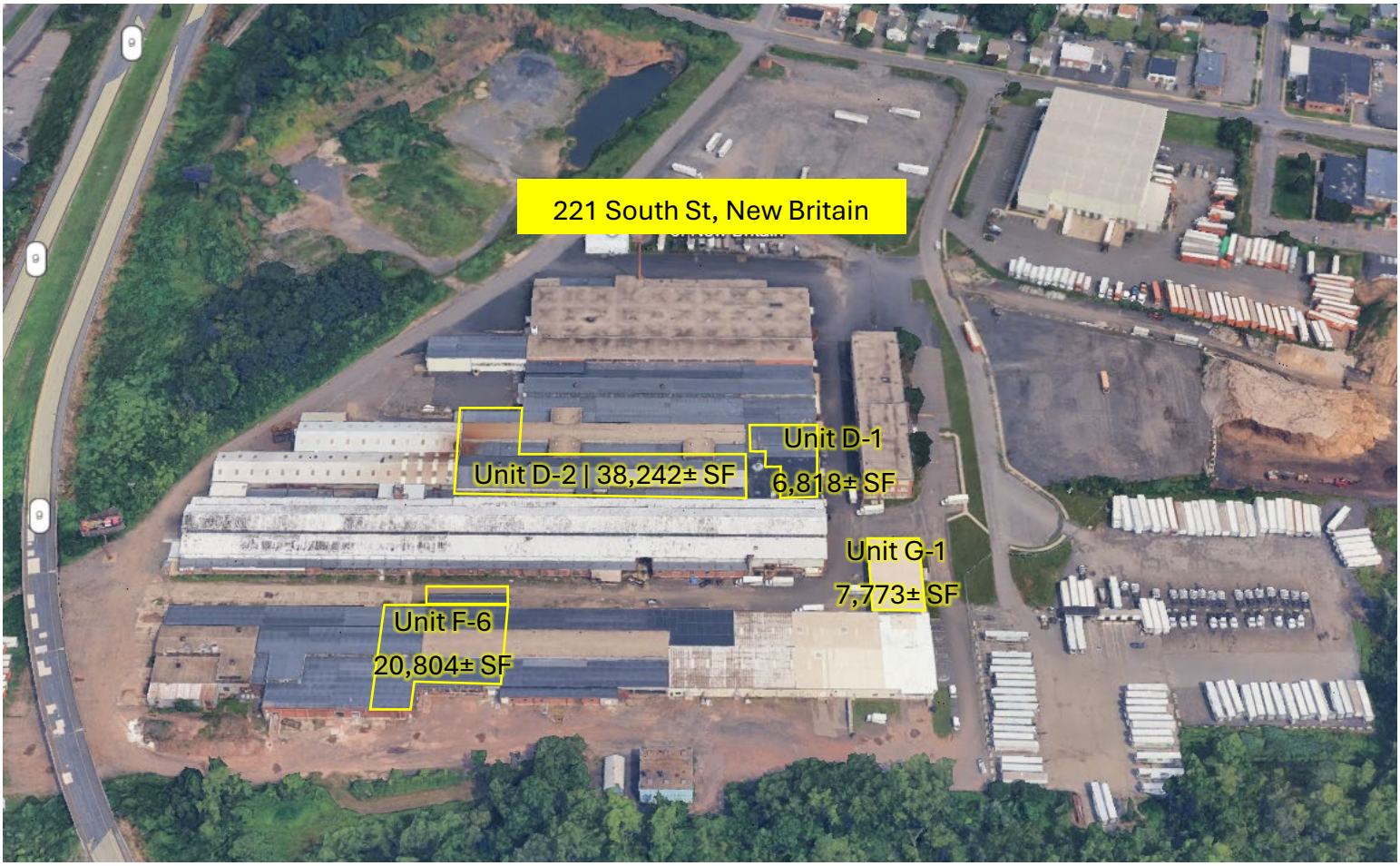
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New Britain Business Center, 221 South St, New Britain, CT

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WWW.ORLCOMMERCIAL.COM

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

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

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New Britain Business Center, 221 South St, New Britain, CT

Up to 73,637± SF (38,242± SF contiguous)

BUILDING INFORMATION

GROSS BLD. AREA: 468,700± SF
AVAILABLE AREA: 73,637± SF
Bldg 1: D-1 6,818± SF
Bldg 1: D-2 38,242± SF
Bldg 2: F-6 20,804± SF
Bldg 2: G-1 7,773± SF
CONTIGUOUS AREA: 38,242± SF
LOADING DOCKS: Multiple
DRIVE-IN DOORS: Multiple
CLEAR HEIGHT: 14' - 19'
CONSTRUCTION: Concrete
ROOF TYPE: Varies
YEAR BUILT: 1942-1944, Ren 2023

MECHANICAL EQUIPMENT

AIR CONDITIONING: Office area
HEAT: Central Heat
SPRINKLERED: No
ELECTRIC/POWER: 480v 3 phase heavy
OTHER: Jib Cranes in D-2

SITE INFORMATION

SITE AREA: 25.22± Acres
ZONING: I-2
PARKING: 200± Parking Spaces
SIGNAGE: Pylon Sign
VISIBILITY: Excellent Visibility on Rt. 9
HWY ACCESS: Rt. 9 and Rt. 72
TRAFFIC COUNT: 64,900± ADT on Rt. 9

UTILITIES

SEWER: City
WATER: City
GAS: Yes

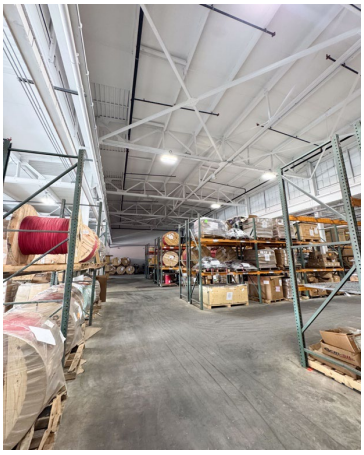
TAXES

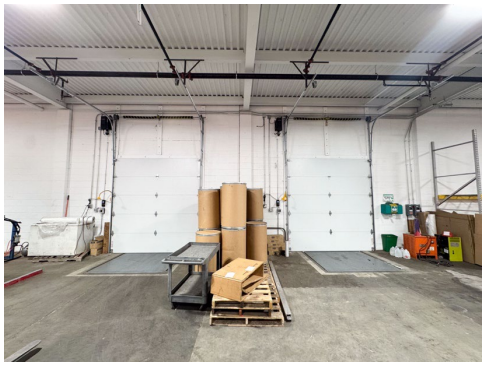
ASSESSMENT: $2,883,090
MILL RATE: 39.18
TAXES: $112,959.48 ($0.24/SF)

EXPENSES

RE TAXES:	☑ Tenant ☐ Landlord
UTILITIES:	☑ Tenant ☐ Landlord
INSURANCE:	☑ Tenant ☐ Landlord
MAINTENANCE:	☑ Tenant ☐ Landlord
JANITORIAL:	☑ Tenant ☐ Landlord
NNN EXPENSES:	$1.50±/SF











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