O,R &L COMMERCIAL

Ranked in Top 50 Commercial Firms in U.S.



FOR LEASE

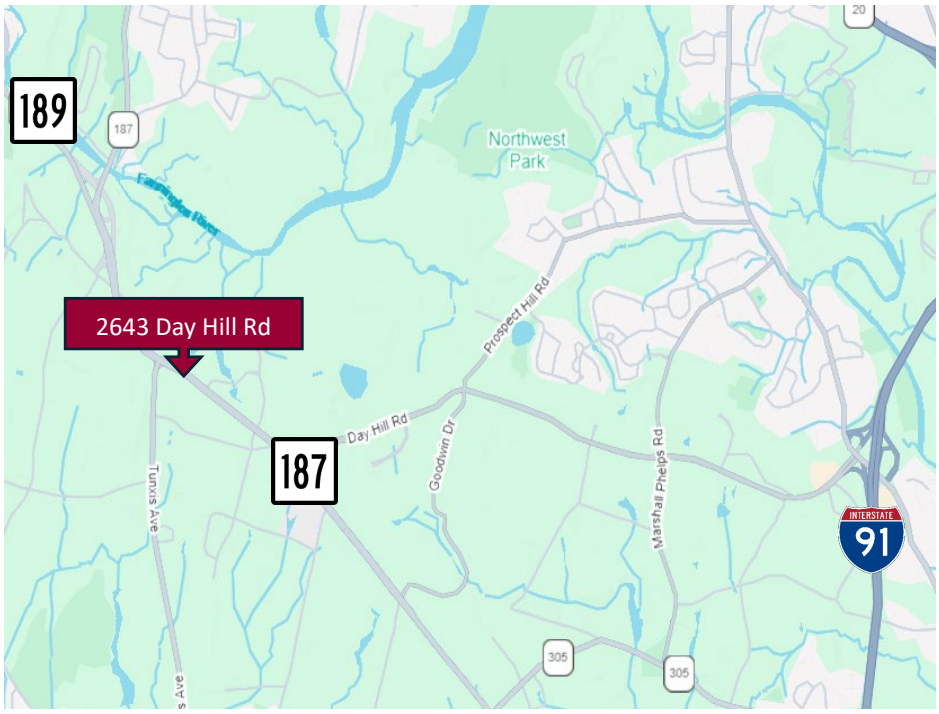
2643 Day Hill Road, Windsor, CT 06095

5,605± SF Industrial Building on 0.66 acres | Includes 4 Industrial Bays at 1,140± SF Each

LEASE RATE: $1,575/Month For 1 Bay + Gas & Electric

HIGHLIGHTS

- 1,140± SF - 5,605± SF Available
- Excellent Space for Contractors
- Clean Bays
- Clear Span
- Clear Height: 15’6”
- Each Unit: 1,140± SF (30’ x 38’)
- 1 Drive-In Door per Unit: 12’ x 14’
- Zoning: I
- Traffic: 18,200 ADT



CONTACT

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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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LEASE RATE $1,575/Month For 1 Bay + Gas & Electric
2643 Day Hill Road, Windsor, CT
4 Industrial Bays Available

BUILDING INFORMATION
GROSS BLD. AREA: 5,605± SF
AVAILABLE AREA: 1,140± SF - 5,605± SF
 # OF FLOORS: 2
SPACE BREAKDOWN:
Unit A: Total 1,140± WH, 430± SF Office
Unit B: Total 1,140± WH, 300± SF Office
Unit C: Total 1,140± WH, 170± SF Office
Unit D: Total 1,140± WH
INDUSTRIAL BAYS: (4) – 30' x 38' (1 per unit)
DRIVE-IN DOORS: (4) – 12' x 14' (1 per unit)
CLEAR HEIGHT: 15'6"
CONSTRUCTION: Masonry
ROOF TYPE: Gable
YEAR BUILT: 2002

MECHANICAL EQUIPMENT
AIR CONDITIONING: Office Only
TYPE OF HEAT: Hot Air, Warehouse Only

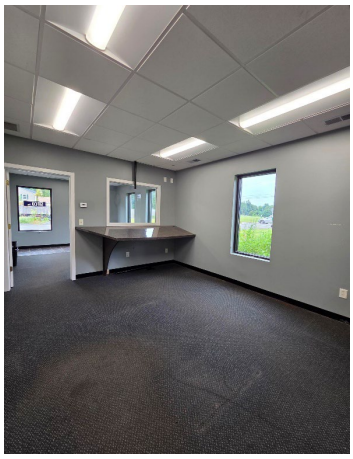
SITE INFORMATION
SITE AREA: 0.66 Acres
ZONING: I
PARKING: 12 Spaces, 1.30/1000 SF
SIGNAGE: Monument
VISIBILITY/FRONTAGE: Good
HWY ACCESS: I-91, Rt. 189, Rt. 187
TRAFFIC COUNT: 18,200 ADT

UTILITIES
SEWER/WATER: Public
GAS: Yes

TAXES
ASSESSMENT: $242,410
MILL RATE: 28.88
TAXES: $7,000.80 ($1.25/SF)

EXPENSES

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





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