O,R &L COMMERCIAL

Ranked in Top 50 Commercial Firms in U.S.



FOR SALE & LEASE

85 Pierson Lane, Windsor, CT 06095

8,750± SF Industrial/Flex Building on 6.57± Acres

SALE PRICE: CALL FOR PRICING | LEASE RATE: $12.00/SF NNN

HIGHLIGHTS

- Recently Renovated
- 6,750± SF of clean and epoxied warehouse space
- 2,000± SF of Modern office space with kitchenette and conference room
- Fully Private & Automatic Security Gate Surrounding 4.35 Acres.
- 5 Drive-In Doors
- 16’ Clear Height
- Instant Hot Water Heater
- LED Lighting Fixtures Throughout
- Outdoor Motion Sensor Lighting
- Extra land for storage
- 2.22 Acres of Unused Land Included

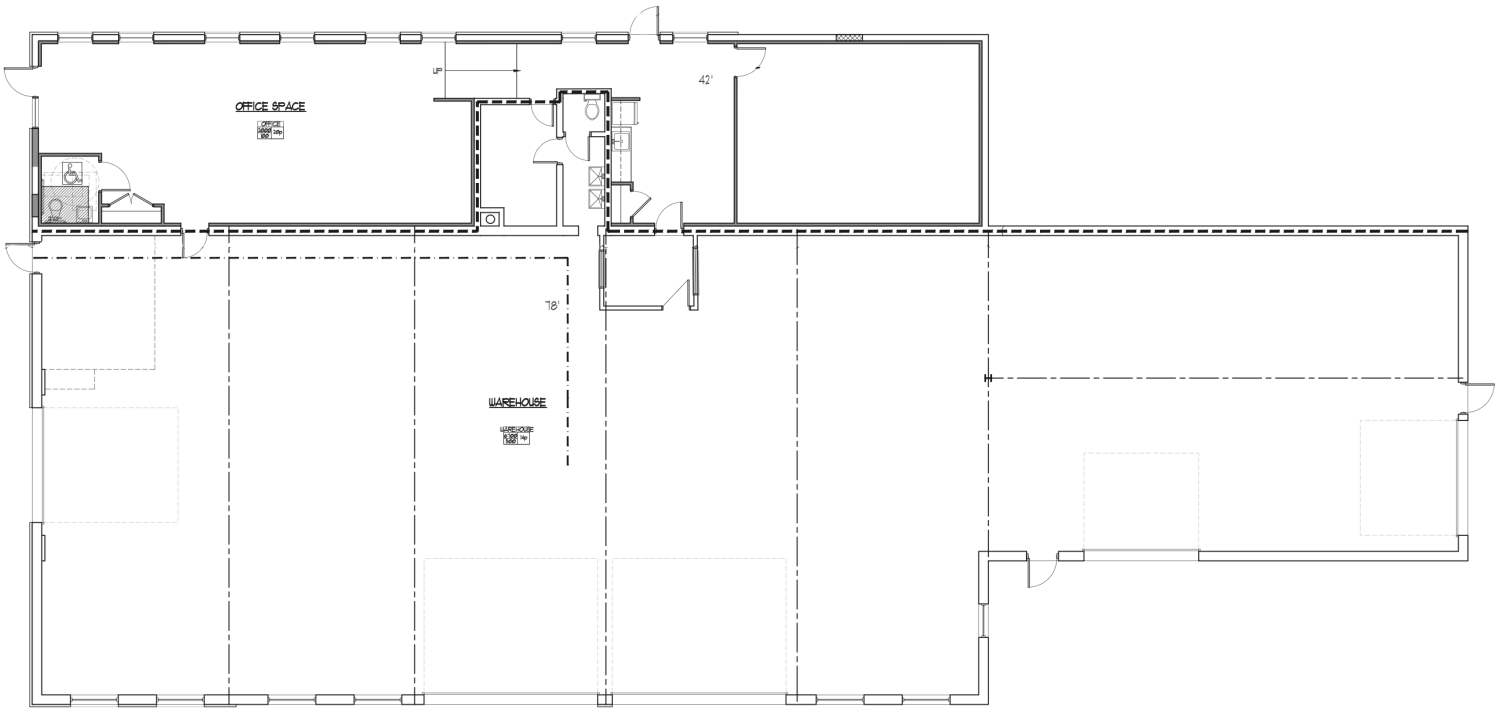


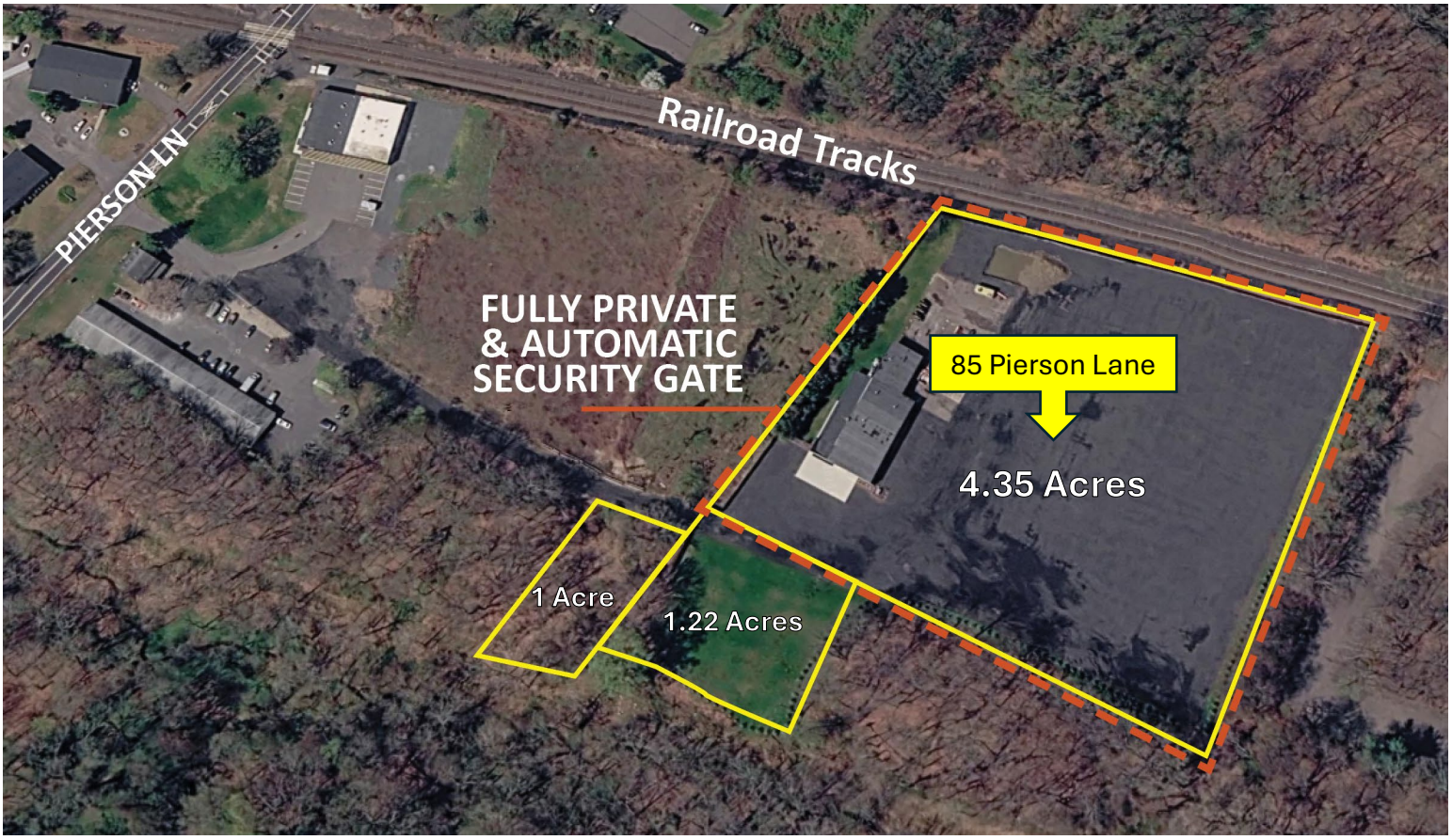
CONTACT

Kyleigh Caron | (860) 761-6004
kcaron@orlcommercial.com

Jay L. Morris | (860) 721-0033
jmorris@orlcommercial.com

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





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

SALE PRICE: CALL FOR PRICING | LEASE RATE $12.00/SF NNN
85 Pierson Lane, Windsor, CT 06095
8,750± SF Industrial Building on 6.57± Acres

FOR SALE & LEASE

O,R & L COMMERCIAL















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

FOR SALE & LEASE

SALE PRICE: CALL FOR PRICING | LEASE RATE $12.00/SF NNN
85 Pierson Lane, Windsor, CT 06095
8,750± SF Industrial Building on 6.57± Acres

BUILDING INFORMATION

GROSS BLD. AREA: 8,750± SF
AVAILABLE AREA: 8,750± SF
SPACE BREAKDOWN:
Office – 2,000± SF inc. kitchen & conference
Warehouse – 6,750± SF clean & epoxied
DRIVE-IN DOORS: 5 (10' x 14')
CLEAR HEIGHT: 16'
COLUMN SPACING: TBD
CONSTRUCTION: Masonry
ROOF TYPE: Flat, Tar & Gravel
YEAR BUILT: 1950, Renovated 2024

MECHANICAL EQUIPMENT

AIR CONDITIONING: Office Only
HEAT: Forced Hot Air
SPRINKLERED: No
POWER: 600 amp/240v/3 Phase
OTHER: Fully Private & Automatic Security Gate Surrounding 4.35 Acres.

SITE INFORMATION

SITE AREA: 4.35± Acres
Additional 2.2± Acres Available
ZONING: I1 - Industrial
PARKING: Ample
HWY ACCESS: I-91, Exit 36

UTILITIES

SEWER/WATER: City
GAS: Yes

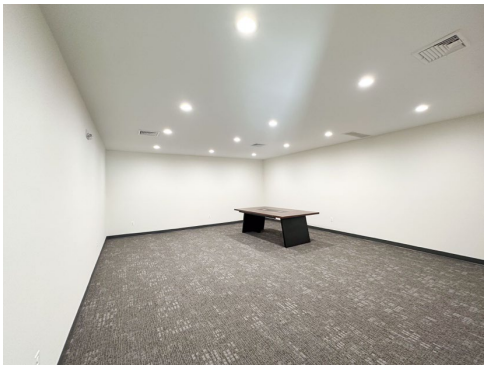
EXPENSES

RE TAXES: ☑ Tenant ☐ Landlord
$4,919.01/Year - $0.56/SF (2024)
UTILITIES: ☑ Tenant ☐ Landlord
INSURANCE: ☑ Tenant ☐ Landlord
MAINTENANCE: ☑ Tenant ☐ Landlord
JANITORIAL: ☑ Tenant ☐ Landlord











CONTACT

Kyleigh Caron | (860) 761-6004
kcaron@orlcommercial.com

Jay L. Morris | (860) 721-0033
jmorris@orlcommercial.com

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