

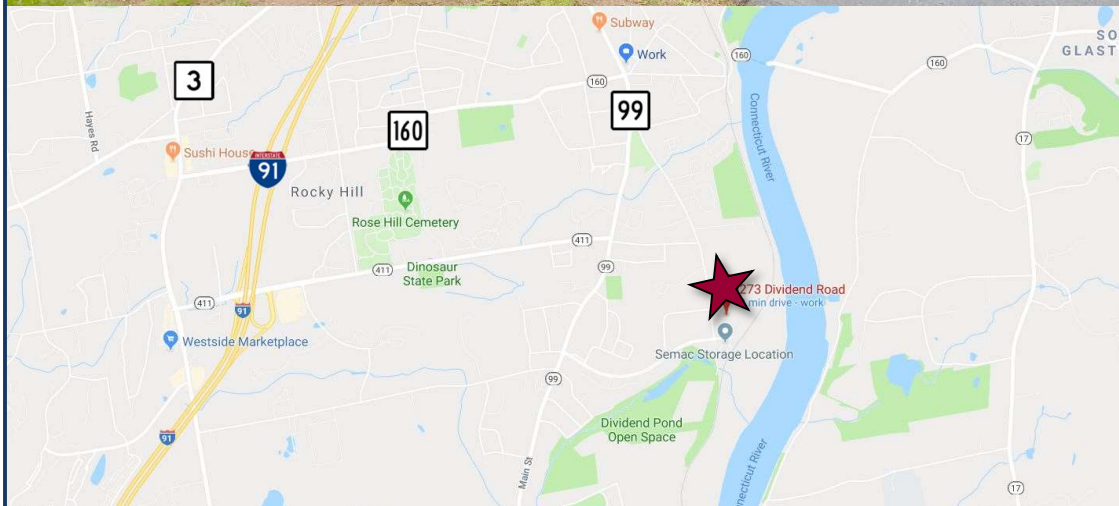
FOR SALE | 28,200± SF INDUSTRIAL/FLEX BUILDING (13,000± SF AVAILABLE)
18' CLEAR HEIGHT | 54% LEASED | GREAT FOR OWNER/USER

273 Dividend Road, Rocky Hill, CT 06067

SALE PRICE: \$2,250,000



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 28,200± SF Flex building
- 13,000± SF Available
- 7,000 SF Office
- 6,000 SF Warehouse
- 18' clear height
- 1 Story plus mezzanine
- 74 parking spaces
- Zoning: OP – Office Park
- New roof over office area
- 2.5 mile to I-91 Exit 23
- Many area amenities

For more information contact:

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O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

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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BUILDING INFORMATION

GROSS BLD. AREA	28,200± SF
AVAILABLE AREA	13,000± SF
WILL SUBDIVIDE TO	13,000± SF
SPACE BREAKDOWN	7,000± SF Office 6,000± SF Warehouse
NUMBER OF FLOORS	1 plus 2,000 SF mezzanine
CLEAR HEIGHT	18'
LOADING DOCKS	(2) docks, with 1 leveler
DRIVE-IN DOORS	(1) 12'H x 18'W
CONSTRUCTION	Pre-engineered steel & masonry
ROOF TYPE	Raised standing seam metal in WH, new EDPM roof over office
YEAR BUILT	1985 & 1988

SITE

SITE AREA	3.31 acres
ZONING	OP – Office Park
PARKING	74 parking spaces
SIGNAGE	On-building/Monument
VISIBILITY	On Dividend Road only
HWY.ACCESS	2.5 miles to I-91 Exit 23

UTILITIES

SEWER	MDC
WATER	MDC
GAS	Yes

TAXES

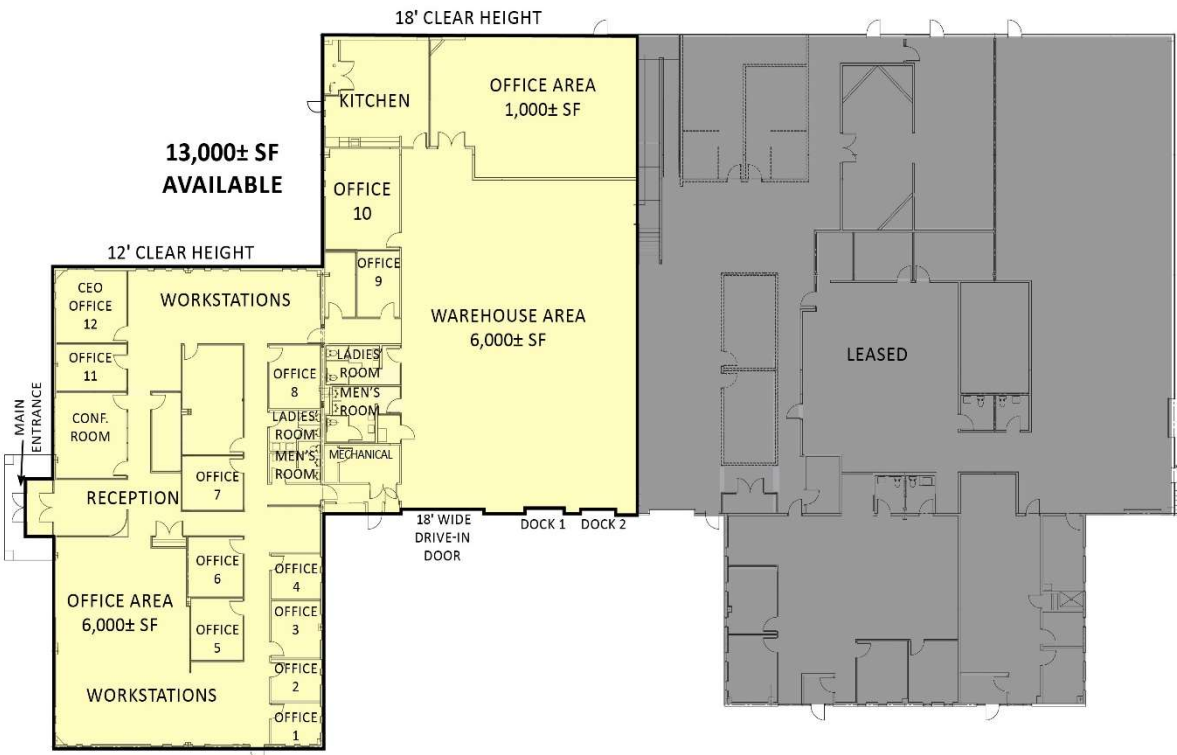
ASSESSMENT	\$1,111,530
MILL RATE	32.50
RE TAXES	\$36,124.74
TAXES PER SF	\$1.28/SF

MECHANICAL EQUIPMENT

AIR CONDITIONING	Office only, Ceiling fans
TYPE OF HEAT	Gas hot air
SPRINKLERED	100%
ELECTRIC SERVICE	1,200 amps, 3-phase (separately metered)

COMMENTS Office area in warehouse area can be removed to expand warehouse space.

DIRECTIONS I-91 to Exit 24, south on Silas Deane Highway 1.5 miles. Left onto Dividend Road; building is approximately 1 mile down on left.



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