

FOR LEASE | INDUSTRIAL / FLEX SPACE

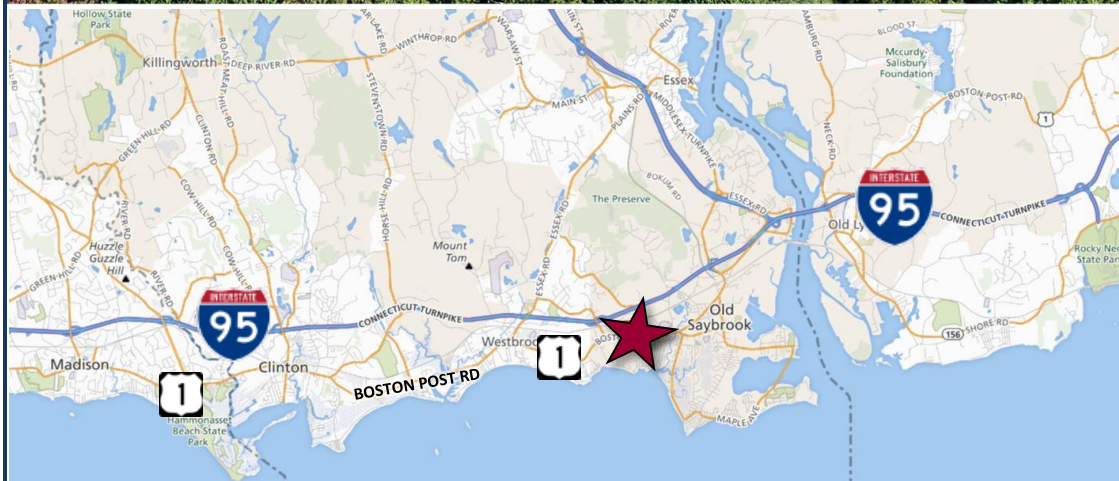
25,000± SF AVAILABLE WITH 1 DRIVE-IN DOOR

50 School House Road, Old Saybrook, CT 06475

LEASE RATE: Call for Details



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- Located on 29.64 acres
- 25,000± SF Industrial / Flex Space for Lease
- New roof 2021
- Highly desirable space with good highway access to I-95
- 1 Drive-in Door
- Ceiling Heights: 13'
- Heavy Power
- Potential Rail Access
- 300+ Parking Spaces

For more information contact:

Phil Marshall | 203-643-1021 | pmarshall@orlcommercial.com

Frank Hird, SIOR | 203-643-1033 | fhird@orlcommercial.com

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 BLDG AREA 292,857± SF
AVAILABLE AREA 25,000± SF
WILL SUBDIVIDE TO 25,000± SF
NUMBER OF FLOORS 1
CEILING HEIGHTS 13'
DRIVE-IN DOORS 1 Drive-in Door
CONSTRUCTION Masonry / Steel
ROOF TYPE New Roof 2021
YEAR BUILT 1960±

SITE

SITE AREA 29.64 acres
ZONING I-1
PARKING 300+ Parking spaces
SIGNAGE On building
VISIBILITY Excellent
HWY ACCESS I-95 Exits 66 or 67

UTILITIES

SEWER Septic
WATER Public Connected
GAS Public Connected

MECHANICAL EQUIPMENT

AIR CONDITIONING Office only
TYPE OF HEAT Gas
SPRINKLERED Yes
ELECTRIC SERVICE Heavy Power

EXPENSES

RE TAXES (X) Tenant () Landlord
UTILITIES (X) Tenant () Landlord
INSURANCE (X) Tenant () Landlord
MAINTENANCE (X) Tenant () Landlord
JANITORIAL (X) Tenant () Landlord

COMMENTS O,R&L Commercial is pleased to offer 25,000± SF of Industrial / Flex space for Lease in an Industrial / Warehouse Distribution Complex located directly off Route 1 in close proximity to I-95. The available area has 13' ceiling heights and 1 drive-in door. Heavy power & potential rail access.

OTHER TENANTS Shore Power, Ocean State Job Lot

DIRECTIONS I-95 Exits 66 or 67. Property is located directly off Route 1.

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Scan the QR Code below with a barcode scanner on your smart phone to access our website.



Connect with Us



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