

FOR LEASE | 40,000± SF INDUSTRIAL FLEX SPACE

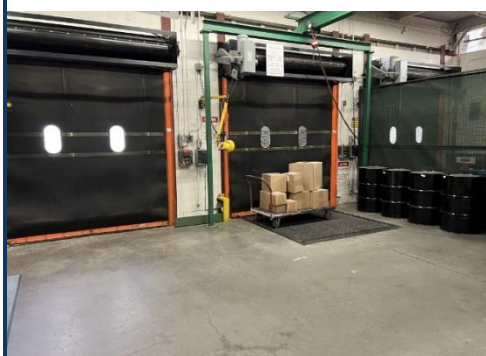
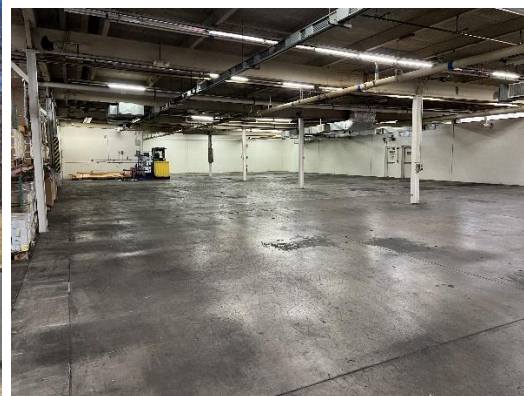
3 LOADING DOCKS | EXPANSION POTENTIAL

150-154 Knotter Drive, Cheshire, CT 06410

LEASE RATE: \$6.75/SF NNN

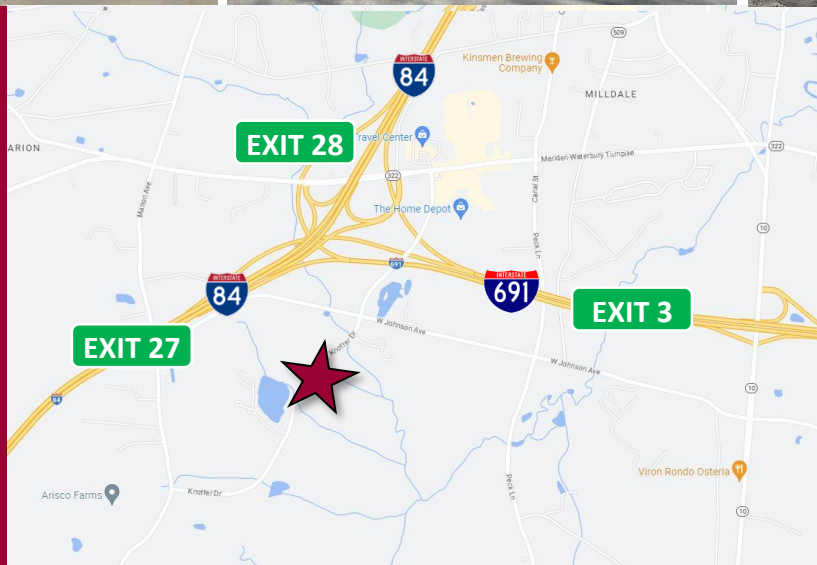


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Property Highlights

- 135,470± SF Industrial Flex Building with Expansion Potential
 - 40,000± SF available for Lease
 - Office space available
- 14' Ceiling Heights
- 3 Loading Docks
- Heavy Power
- Ample Parking
- Close to highways, I-84 and I-691

For more information contact: **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 135,470± SF
AVAILABLE AREA 40,000± SF
MAX CONTIGUOUS AREA 40,000± SF
NUMBER OF FLOORS 1
CLEAR HEIGHT 14' Ceiling heights
LOADING DOCKS 3 Loading Docks
CONSTRUCTION Masonry
ROOF TYPE Composite
YEAR BUILT 1972

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, FHA
SPRINKLERED Fully sprinklered, wet system
ELECTRIC SERVICE 1200amp
480v 3ph 4w Heavy

UTILITIES

SEWER Public Connected
WATER Public Connected
GAS Yes

SITE INFORMATION

SITE AREA 34.0 Acres
ZONING I-2
PARKING Ample
SIGNAGE Building, Monument
VISIBILITY Excellent
HWY ACCESS I-691 or I-84

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord

TAXES

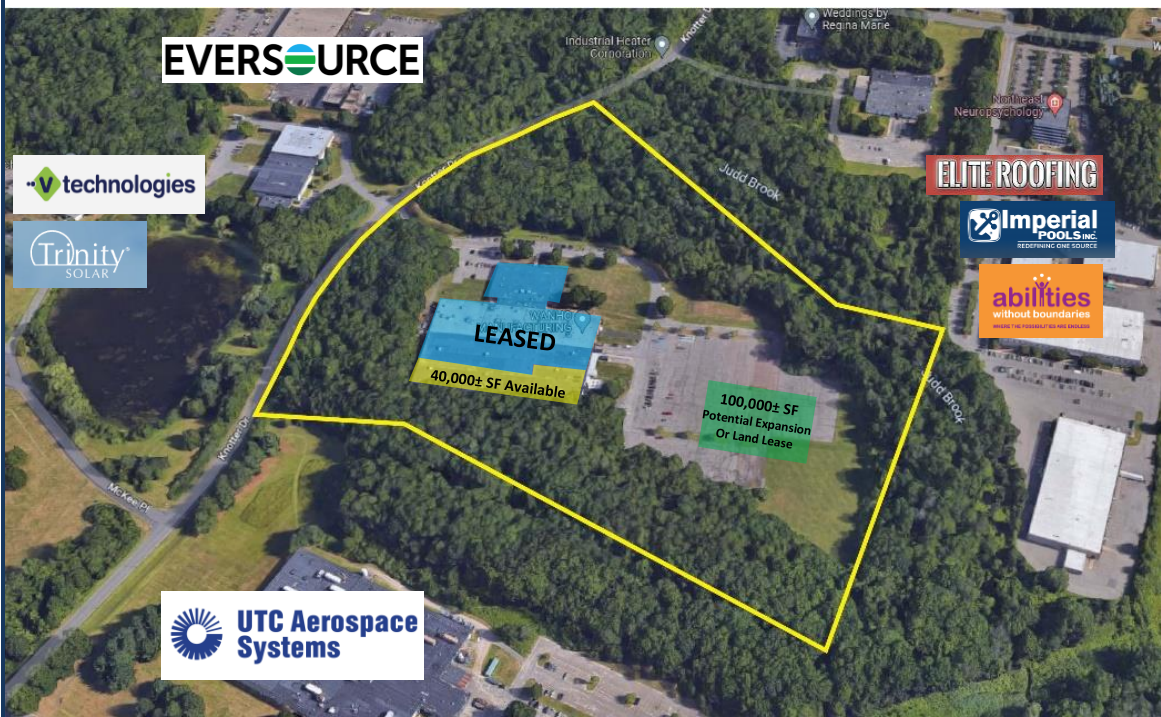
ASSESSMENT \$2,863,820
MILL RATE 35.09
TAXES \$100,491.44
Nets: \$2.62/psf

COMMENTS 135,470± SF Industrial Flex building with 40,000± SF available for Lease. The space offers 3 loading docks, heavy power and 14' ceiling heights. Office space is available. The property is in close proximity to both I-84 and I-691.

DIRECTIONS I-691 to Exit 3 to CT-10 to West Johnson Ave to Knotter Drive

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