

# FOR LEASE | INDUSTRIAL / FLEX SPACE

Meriden Business Park, 500 South Broad Street, Meriden, CT 06450

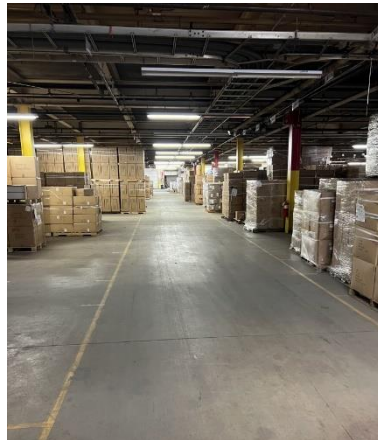
10,208± SF LL FLEX SPACE | LEASE RATE: \$5,760/MO + UTILITIES

Up to 135,252± SF INDUSTRIAL SPACE | LEASE RATE: \$4.25/SF NNN



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## Property Highlights

- **Up to 135,252± SF Industrial Space**
  - Divisible to 45,000± SF
  - Clear Height: 10-17.6'
  - Lease Rate: \$4.25/ SF NNN
- **10,208± SF Flex Space**
  - Clear Height: 10'
  - Lease Rate: \$5,760/Mo + Utilities
- **11 Loading Docks**
- **1 Drive-in Door**
- **48.10± acres**
- **550 parking spaces**
- **Zoning: M-3**
- **Heavy Power Available**
- **Note: Up to 50,000± SF Office available. See Office Flyer.**

For more information contact: **Frank Hird, SIOR** | 203-643-1033 | [fhird@orlcommercial.com](mailto:fhird@orlcommercial.com) 

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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

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## BUILDING INFORMATION

GROSS BLDG AREA	422,000± SF (312,000 SF Ind., 110,000 SF Ofc.)
AVAILABLE AREA	LL: 10,208± SF Flex LL: 135,252± SF Industrial 2 <sup>nd</sup> FL: 30,000± SF Office 1 <sup>st</sup> FL: 19,983± SF Office
WILL SUBDIVIDE TO	10,208± SF
NUMBER OF FLOORS	3
CORE FACTOR	15% Office
CLEAR HEIGHT	Flex: 10' / Industrial 17.6'
COLUMN SPACING	24'x24'
CONSTRUCTION	Masonry block wiith brick
ROOF TYPE	Concrete with modified membrane
YEAR BUILT	1957, 1961-1963, 1970

## SITE INFORMATION

SITE AREA	48.10± acres
ZONING	M-3
PARKING	550 spaces (2.54/1000)
SIGNAGE	Building & Monument
VISIBILITY	Limited
HWY ACCESS	1 ½ miles to Rt. 15 4+ miles to I-691 6+ miles to I-91

## UTILITIES

SEWER	City
WATER	City
GAS	Yankee Gas

## EXPENSES

RE TAXES	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
MAINTENANCE	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
JANITORIAL	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord

## MECHANICAL EQUIPMENT

TYPE OF HEAT	Natural gas
SPRINKLERED	Yes
ELECTRIC SERVICE	277/480V
ELEVATOR(S)	1 passenger, 1 freight/6,000 lb.

**COMMENTS** O,R&L Commercial is pleased to offer 45,000± SF to 135,252± SF of Industrial space for Lease with 10-17.6' clear heights and 10,208± SF Flex space with 10' clear height. There are 11 loading docks and 1 drive-in door within the building, and an auditorium that seats 200± people. Excellent access to highways and local services. Office space is also available. See office flyer.

**DIRECTIONS** I-91 to I-691 to Exit 8; South on Rt 5 approximately 2 ½ miles.

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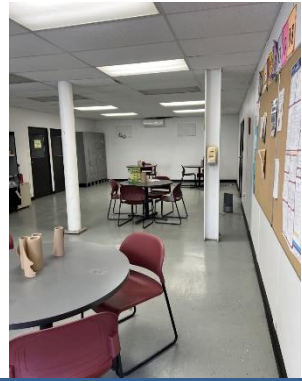
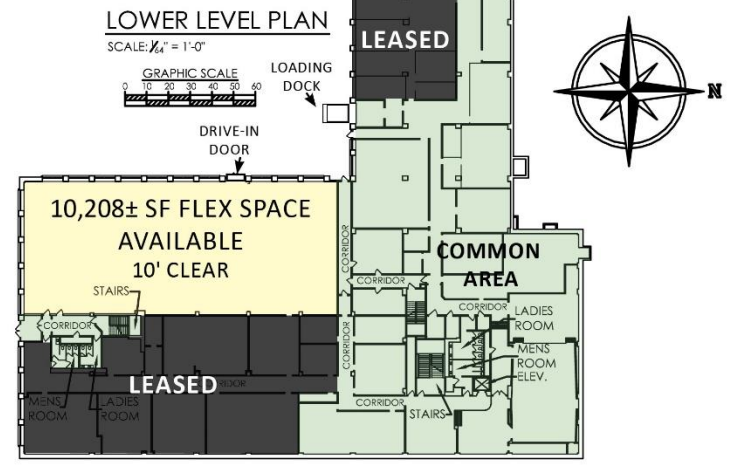
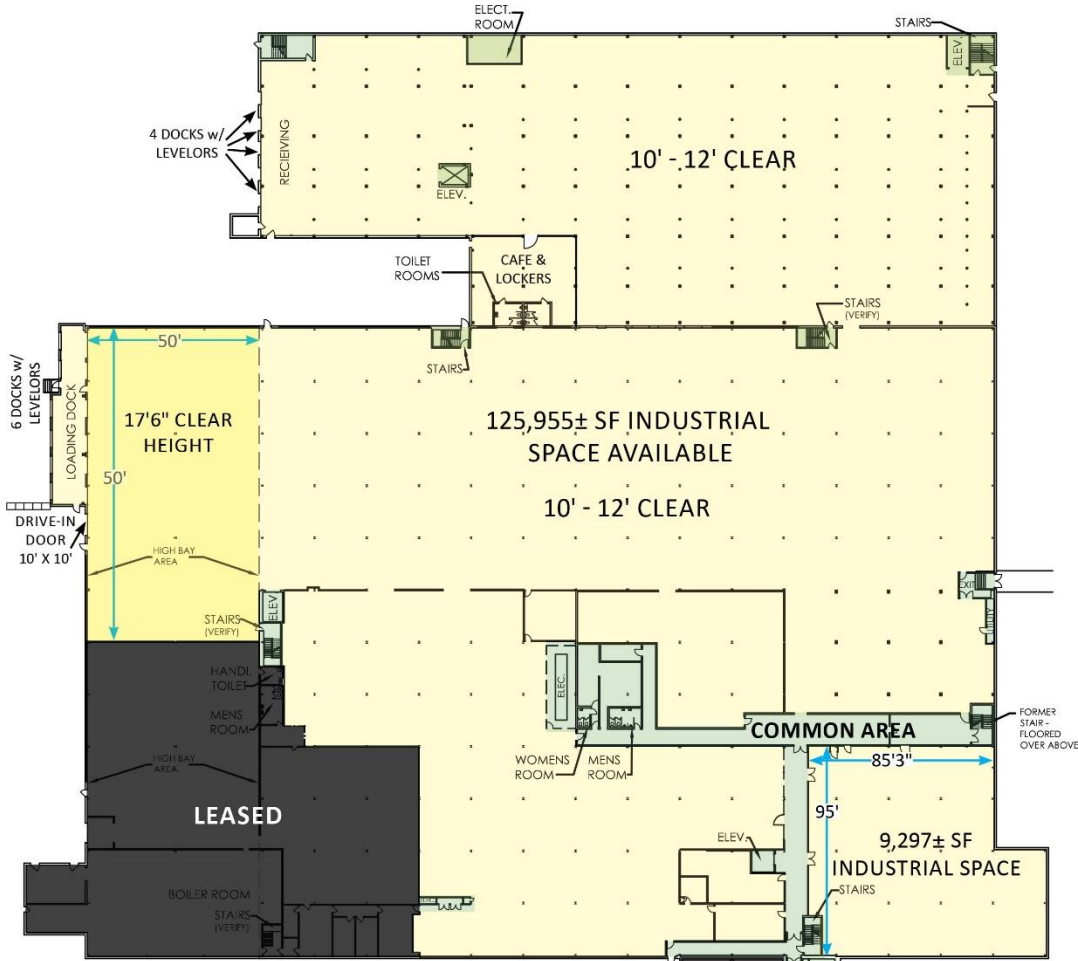
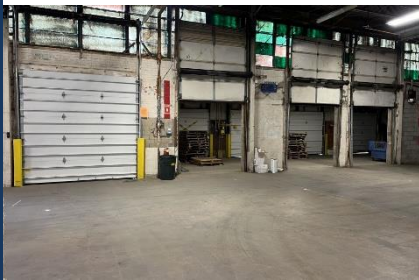
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## INDUSTRIAL / FLEX AVAILABILITIES

45,000± SF - 135,252± SF Industrial Space & 10,208± SF Flex Space



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