

FOR LEASE | INDUSTRIAL / FLEX SPACE

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

9,067± SF LL FLEX SPACE | LEASE RATE: \$7.00/SF NNN*

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

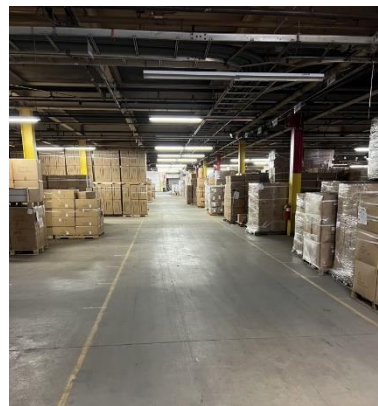


Ranked in Top 50
Commercial Firms in U.S.



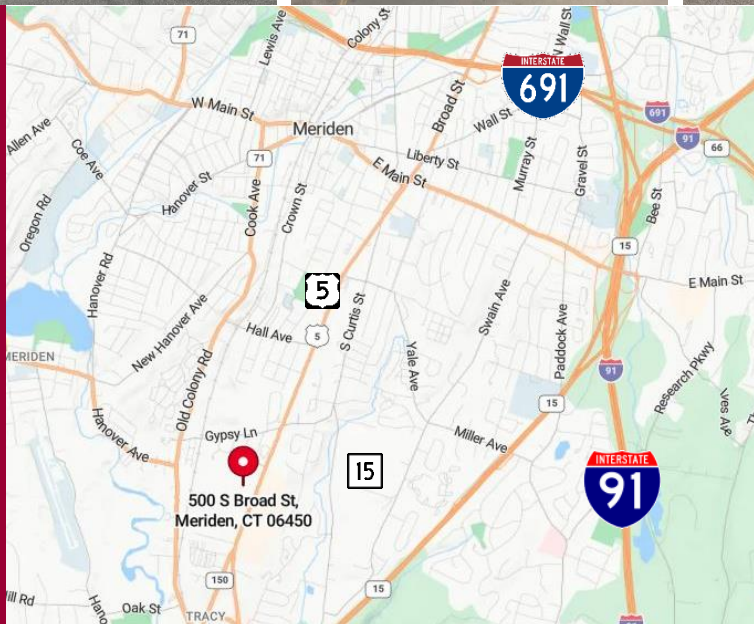
DRONE TOUR

*NNN Expenses - \$1.65/SF



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email notifications.



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
- 9,067± SF Flex Space
 - Clear Height: 10'
 - Lease Rate: \$7.00/SF NNN
- 11 Loading Docks
- 1 Drive-in Door
- 48.10± acres
- 550 parking spaces
- Zoning: M-3
- Heavy Power Available
- Note: Up to 63,417± SF Office available. See Office Flyer.

For more information contact:

Frank Hird, SIOR | 203-643-1033 | 203-494-6302 | fhird@orlcommercial.com or Luke Massirio | 860-883-6013 (cell) | 860-761-6016 | lmassirio@orlcommercial.com
or Sam Crampton | 203-343-8426 | scrampton@orlcommercial.com

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

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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: 9,067± SF Flex LL: 135,252± SF Industrial 2 nd FL: 30,000± SF Office 1 st FL: 33,417± SF Office
WILL SUBDIVIDE TO	9,067± SF
NUMBER OF FLOORS	3
CORE FACTOR	15% Office
CLEAR HEIGHT	Flex: 10' / Industrial 17.6'
COLUMN SPACING	24'x24'
CONSTRUCTION	Masonry block with 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

NNN Expenses \$1.65/SF

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 9,067± 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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FIND US ON



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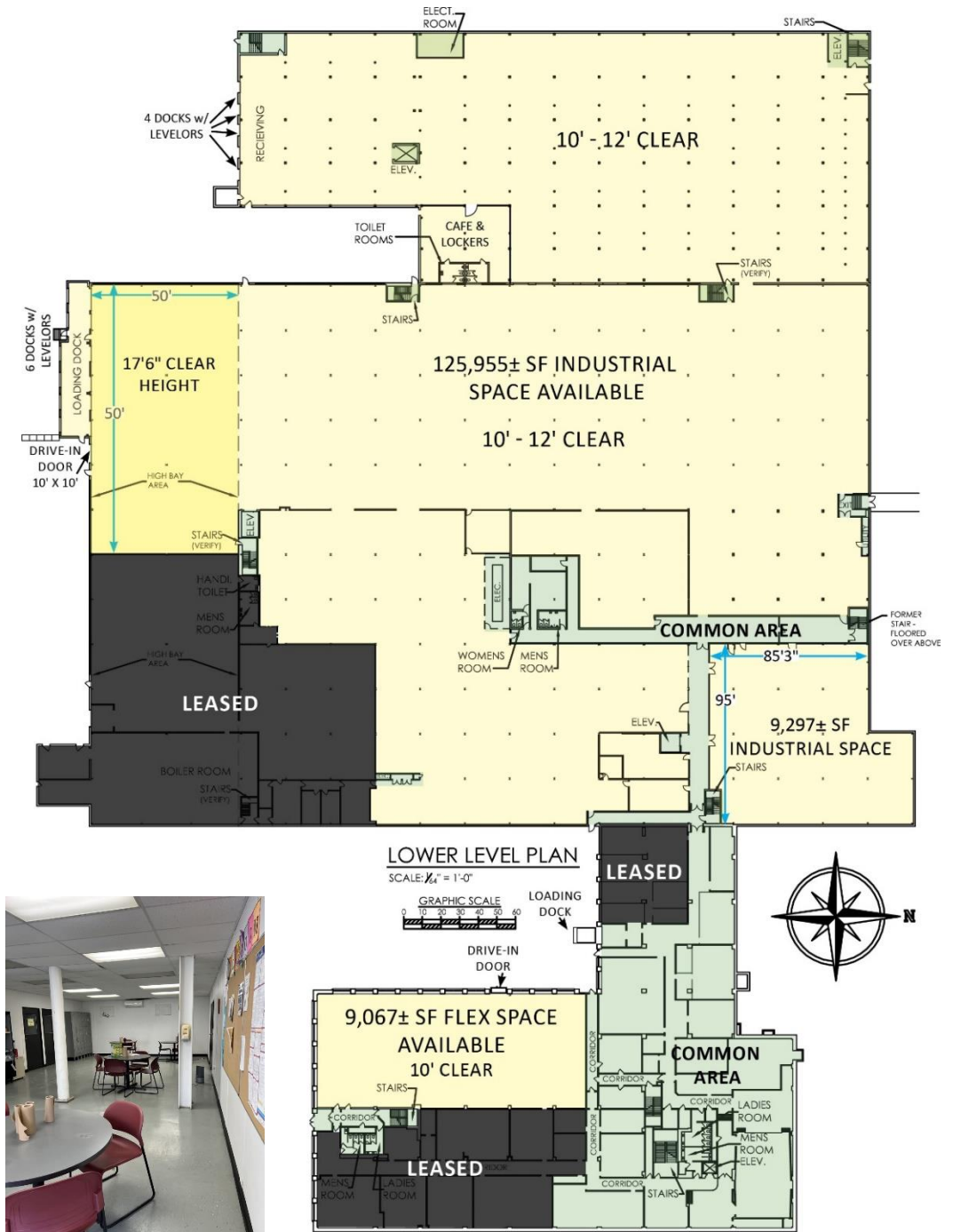
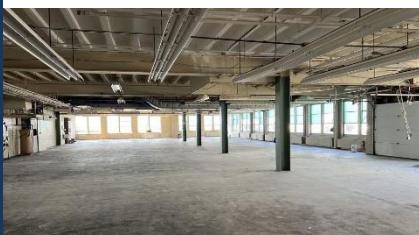
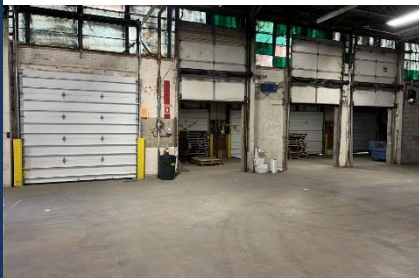
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NNN Expenses are \$1.65/SF

INDUSTRIAL / FLEX AVAILABILITIES

45,000± SF - 135,252± SF Industrial Space & 9,067± SF Flex Space



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