

INVESTMENT OPPORTUNITY – 100% OCCUPIED – NN LEASED FOR SALE: 18,974± SF INDUSTRIAL BUILDING ON 3.12± ACRES



14 Hillside Road, Cromwell, CT 06416

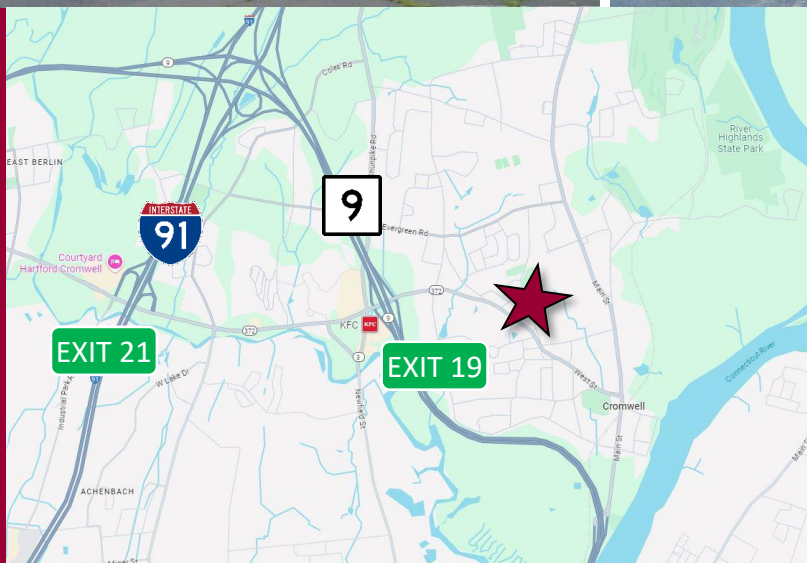
SALE PRICE: \$1,750,000

Ranked in Top 50
Commercial Firms in U.S.



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Property Highlights

- Investment Opportunity
- 18,974±SF Industrial / Manufacturing Building
- 100% Occupied by Single Tenant – GKN Aerospace
- NN Leased
- Long-term Tenant since 2010
- Located on 3.12± Acres
- 35± Parking Spaces
- Close to Route 9 & I-91
- Convenient to Restaurants & Shopping

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
Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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 | 18,974± SF |
| AVAILABLE AREA | 18,974± SF |
| NUMBER OF FLOORS | 1+ |
| CLEAR HEIGHT | 10 Feet |
| LOADING DOCKS | 1 |
| DRIVE-IN DOORS | 2 |
| CONSTRUCTION | Concrete / Masonry / Steel |
| ROOF TYPE | T&G Rubber |
| YEAR BUILT | 1982 |

SITE INFORMATION

| | |
|------------|--------------------|
| SITE AREA | 3.12± Acres |
| ZONING | Industrial |
| PARKING | 35± Parking Spaces |
| SIGNAGE | On Building |
| VISIBILITY | Excellent |
| FRONTAGE | 140 Feet |
| HWY ACCESS | I-91, Route 9 |

UTILITIES

| | |
|-------|------------------|
| SEWER | Public Connected |
| WATER | Public Connected |
| GAS | Yes |

TAXES

| | |
|------------|---|
| ASSESSMENT | \$1,135,519 |
| MILL RATE | Town 26.67 / District 3.4 |
| TAXES | Town \$30,284.30 District \$3,860.76 |

MECHANICAL EQUIPMENT

| | |
|------------------|----------------------|
| AIR CONDITIONING | Central Air, Partial |
| TYPE OF HEAT | Gas, Forced Hot Air |
| ELECTRIC SERVICE | 1,200 amps / 208v |

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COMMENTS O,R&L Commercial is pleased to offer an Investment Opportunity. 14 Hillside Road in Cromwell, CT is a 18,974± SF Industrial / Manufacturing building for Sale located on 3.12± acres. The property is 100% occupied and has been NN Leased by a single tenant, GKN Aerospace Services Structures, LLC since 2010. GKN Aerospace is the world's largest multi-technology tier aerospace supplier. Close to Route 9 and I-91, convenient to restaurants and shopping.

DIRECTIONS I-91 to Exit 21 to CT-372 (Berlin Road) to Hillside Road



Scan the QR Code below with the camera on your smart phone to access our website.



FIND US ON



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