

FOR LEASE | 300,000± SF INDUSTRIAL SPACE

AVAILABILITY INCLUDES: 6,000± SF, 12,312± SF and 275,000± SF

75 Aircraft Road, Southington, CT 06489

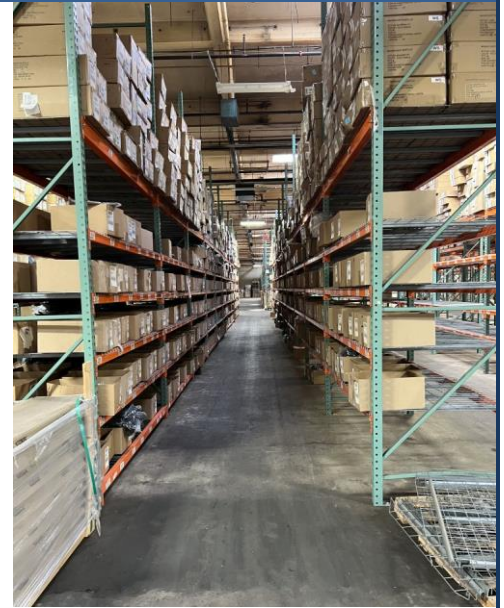
LEASE RATE: \$6.50/SF NNN | \$1.47/SF – Nets including Real Estate Taxes



Ranked in Top 50
Commercial Firms in U.S.



Drone Tour



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Property Highlights

- 300,000± SF Industrial space for Lease
 - 275,000± SF
 - 12,312± SF
 - 6,000± SF
- 6 Docks
- 2 Drive-ins
- Clear Height: 17'5" - 21'
- LED Lighting
- Enterprise Zone
- I-84 Exit 32

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

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BUILDING INFORMATION

GROSS BLDG AREA 650,282± SF – 5 Buildings
AVAILABLE AREA 300,000± SF
MAX CONTIGUOUS AREA 275,000± SF
WILL SUBDIVIDE TO 6,000± SF
OFFICE AREA 6,000± SF
NUMBER OF FLOORS 1
COLUMN SPACING 40'x 40' and 45' x 52'
CLEAR HEIGHT 17'5" to 21'
LOADING DOCKS 6
DRIVE-IN DOORS 2
CONSTRUCTION Masonry & Metal
ROOF TYPE Tar & Gravel
YEAR BUILT 1942/1980

MECHANICAL EQUIPMENT

AIR CONDITIONING Office
TYPE OF HEAT Gas, Heat Rotators
SPRINKLERED 100% Wet System
ELECTRIC SERVICE 1200amp / 480volt, 3phase
LIGHTING LED lighting

SITE INFORMATION

SITE AREA 40± Acres
ZONING I-2, Enterprise Zone
PARKING 2/1,000
SIGNAGE On Building, Monument
FRONTAGE ±1400'
HWY ACCESS I-84 Exit 32

UTILITIES

SEWER City
WATER City
GAS Yankee Gas

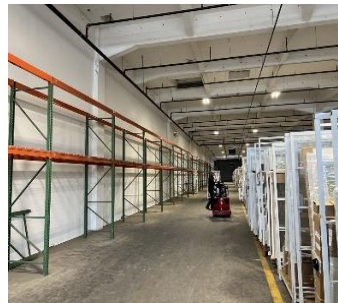
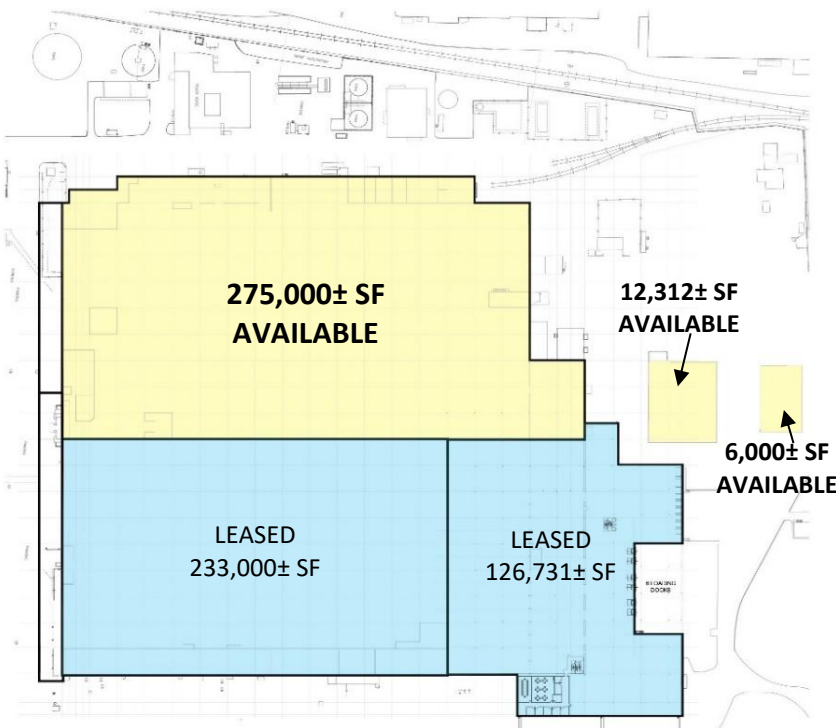
EXPENSES

RE TAXES ☒ Tenant ☐ Landlord
UTILITIES ☒ Tenant ☐ Landlord
INSURANCE ☒ Tenant ☐ Landlord
MAINTENANCE ☒ Tenant ☐ Landlord
JANITORIAL ☒ Tenant ☐ Landlord
CAM \$0.89/psf
TAXES \$0.39/psf
INSURANCE \$0.19/psf

TOTAL \$1.47/psf Nets

COMMENTS O,R&L Commercial is pleased to offer 300,000± SF of Industrial/Flex space for Lease located at 75 Aircraft Road. The site is located in an enterprise zone. Outdoor Storage can be made available.

DIRECTIONS Immediately off Interstate 84, Exit 32



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FIND US ON



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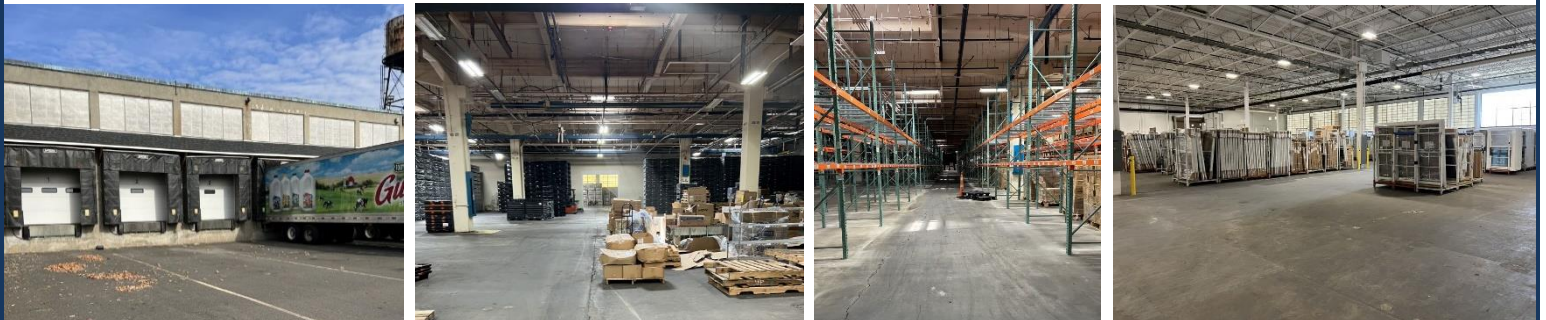
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