

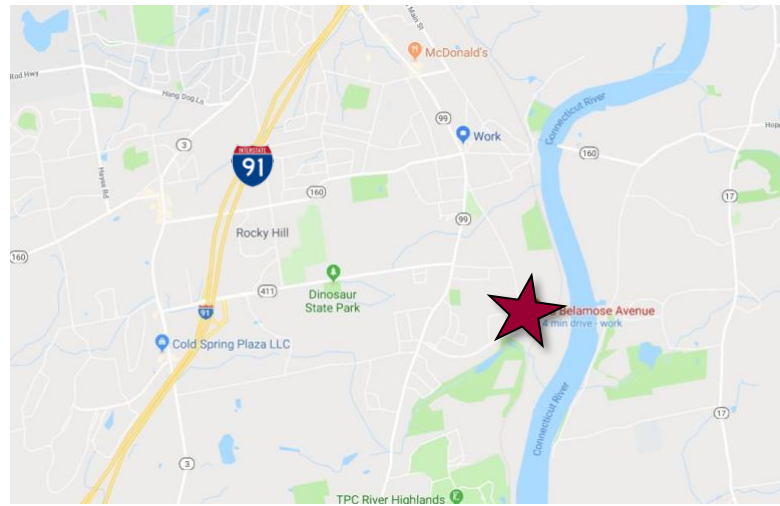
FOR LEASE | 3,275± SF FLEX/SHOWROOM SPACE 20' CLEAR HEIGHT | SHARED DOCK & 1 DRIVE-IN DOOR

28 Belamose Avenue, Rocky Hill, CT 06067

LEASE RATE: \$13.70/SF GROSS PLUS UTILITIES



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- Unit B: 3,275± SF Available
- OP Zone
- 20' Clear Height
- Column Spacing: 28' x 50'
- Shared Dock
- 1 Drive-in
- 425' frontage on Belamose
- 2.50/1000 Parking Ratio
- I-91, Exit 23
- Many area amenities

For more information contact: Jay Morris | 860.721.0033 | jmorris@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 BLD. AREA	28,000± SF
AVAILABLE AREA	Unit B: 3,275± SF Total
NUMBER OF FLOORS	1
COLUMN SPACING	28' x 50'
CLEAR HEIGHT	20'
LOADING DOCKS	Shared Dock
DRIVE-IN DOORS	1 (12' x 14')
CONSTRUCTION	Masonry
ROOF TYPE	Flat, Tar & Gravel
YEAR BUILT	1999

MECHANICAL EQUIPMENT

AIR CONDITIONING	Office Only
TYPE OF HEAT	Gas, Forced Air
SPRINKLERED	100%
ELECTRIC SERVICE	600 Amp / 3 Phase

SITE INFORMATION

SITE AREA	3.76± acres
ZONING	OP
PARKING	70 Spaces - 2.50/1000
SIGNAGE	On Building
FRONTAGE	425' on Belamose Ave
HWY.ACCESS	I-91, Exit 23

UTILITIES

SEWER/WATER	City
GAS	Yes

EXPENSES

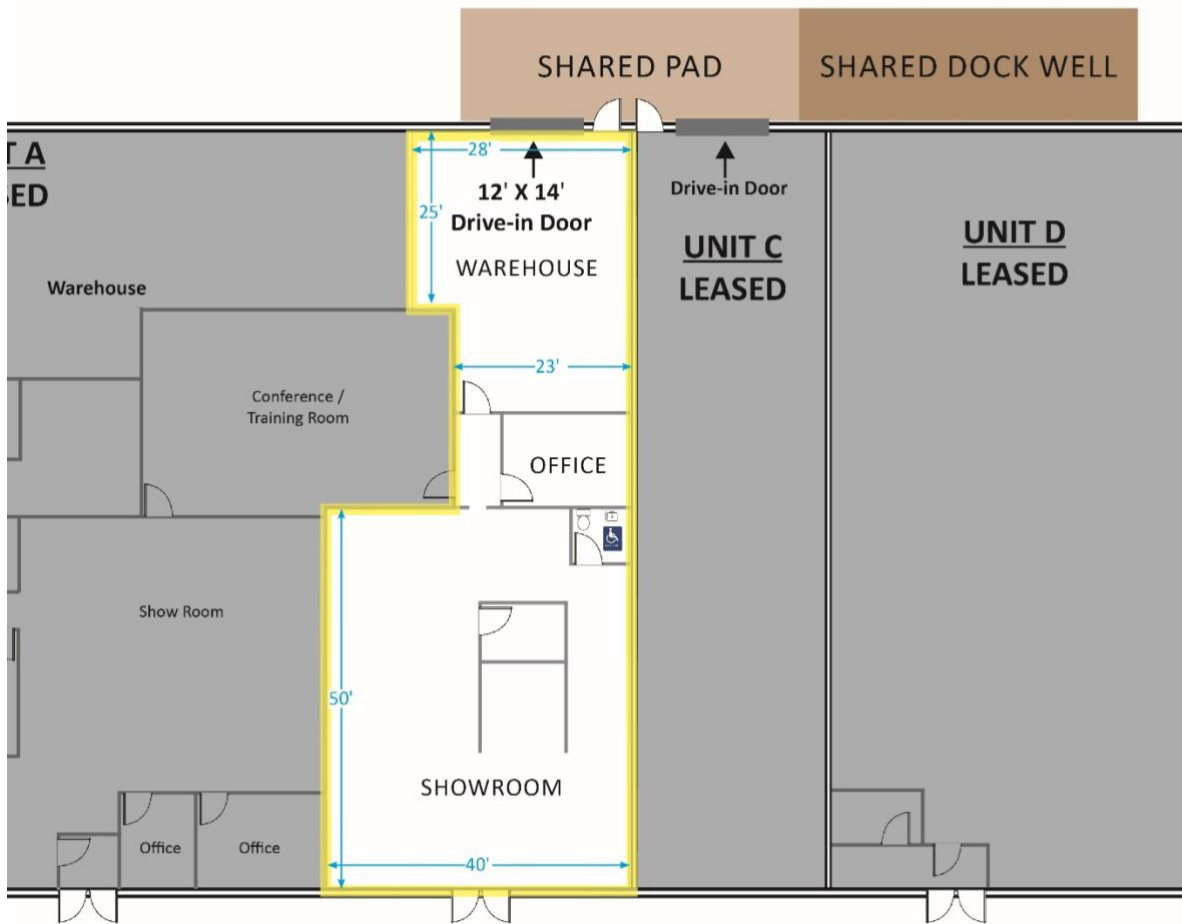
RE TAXES	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
UTILITIES	<input checked="" type="checkbox"/> Tenant	<input type="checkbox"/> Landlord
INSURANCE	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
MAINTENANCE	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Landlord
TAXES/CAM	\$3.50/SF	

COMMENTS High bay flex building in Rocky Hill Industrial Park.

DIRECTIONS I-91, Exit 23. Right on West St. Right on Main St. Left on Old Forge Rd. Straight on Belamose Ave

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 - Shopping
 - Banking
 - Dining



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