



Ranked in Top 50
Commercial Firms in U.S.



FOR SALE OR LEASE

37 INWOOD ROAD, ROCKY HILL, CT 06067

17,250± SF INDUSTRIAL BUILDING ON 1.00 ACRE IN BP ZONE

SALE PRICE \$1,200,000 | LEASE RATE \$7.50/SF NNN

HIGHLIGHTS

- 1-story industrial building
- Built in 1974
- 1 acre in the BP Zone
- (1) dock, (2) Drive in-doors - 18'
- 4,200± SF is ±24' clear height
- Easy highway access to I-91
- Many area amenities



CONTACT

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WWW.ORLCOMMERCIAL.COM



2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📞 (860) 721-7882

2 Summit Place, Branford, CT 06450 | ☎ (203) 488-1555 | 📞 (203) 315-4046

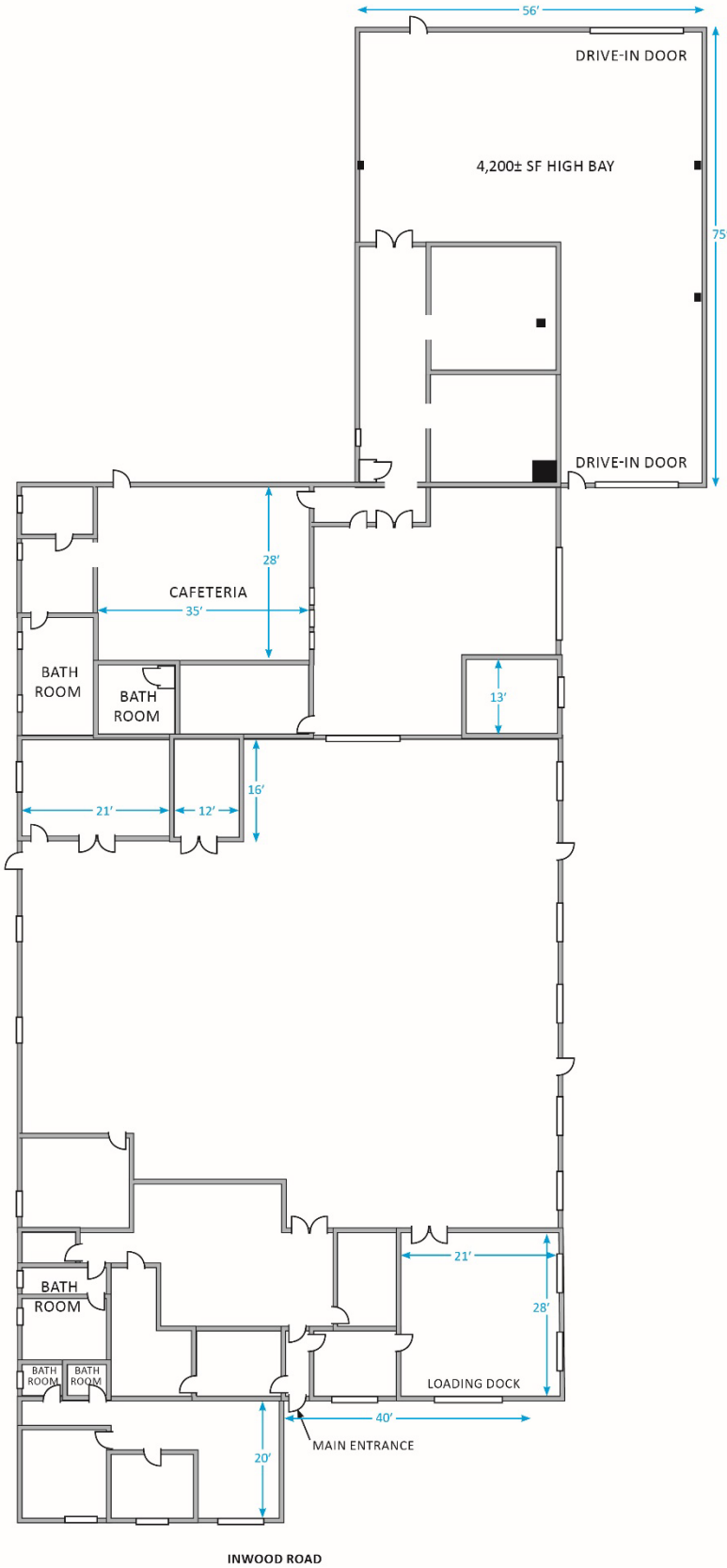
Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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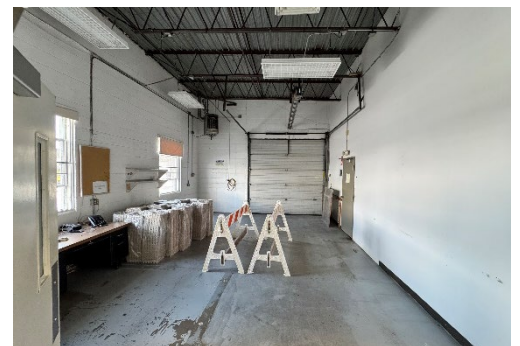
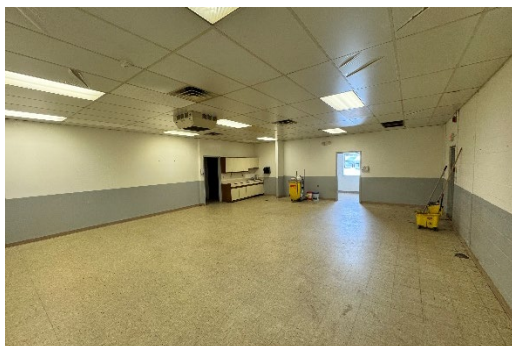
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OR & L COMMERCIAL

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BUILDING INFORMATION

GROSS BLD. AREA: 17,250± SF

AVAILABLE AREA: 17,250± SF

SPACE BREAKDOWN:

- Office: 1,400± SF
- High Bay: 4,200± SF

COLUMN SPACING: 27' x 40'

CLEAR HEIGHT:

- 12'6" in Front
- ±24' in Rear (4,200± SF)

LOADING DOCKS: 1 dock

DRIVE-IN DOORS: 2 (18')

CONSTRUCTION:

- Front: Masonry
- Rear: Pre-engineered

ROOF TYPE:

- Front: Built-up Flat (2003)
- Rear: Standing Seam Metal

YEAR BUILT: 1974

SITE INFORMATION

SITE AREA: 1.00 Acres

ZONING: BP

PARKING: 34± spaces

SIGNAGE: Monument

VISIBILITY: On Inwood Rd

HWY ACCESS: I-91 Exit 23

OUTBUILDING: 336± SF Shed

MECHANICAL EQUIPMENT

AIR CONDITIONING: 100% AC

TYPE OF HEAT: Gas - Forced Air

POWER: 1,200 amp, 208 V, 3 phase

SPRINKLERED: No

TAXES

ASSESSMENT: \$704,620

MILL RATE: 29.17

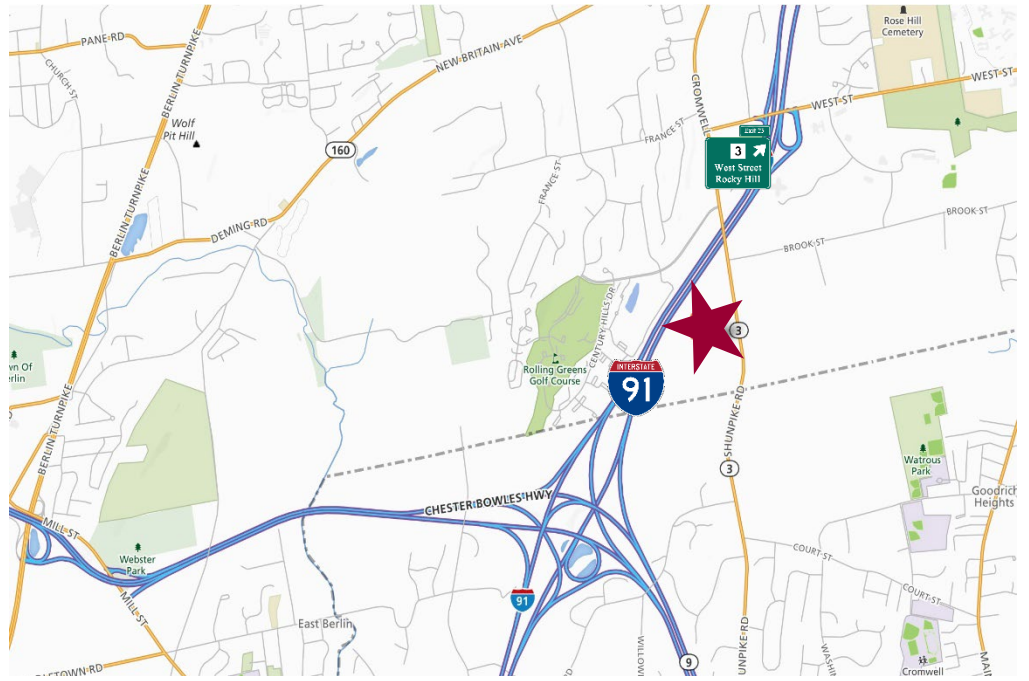
TAXES: \$20,554 (\$1.19/SF)

UTILITIES

SEWER: MDC

WATER: MDC

GAS: Yes



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