



FOR LEASE

45 Gracey Ave, Meriden, CT 06451

66,409± SF AVAILABLE

\$7/SF NNN

HIGHLIGHTS

- Large manufacturing space
- Nicely built out office space
- Multiple loading docks
- Easy access to I-84 via I-691, and I-91
- Low Triple Net Expenses
- 100% A/C

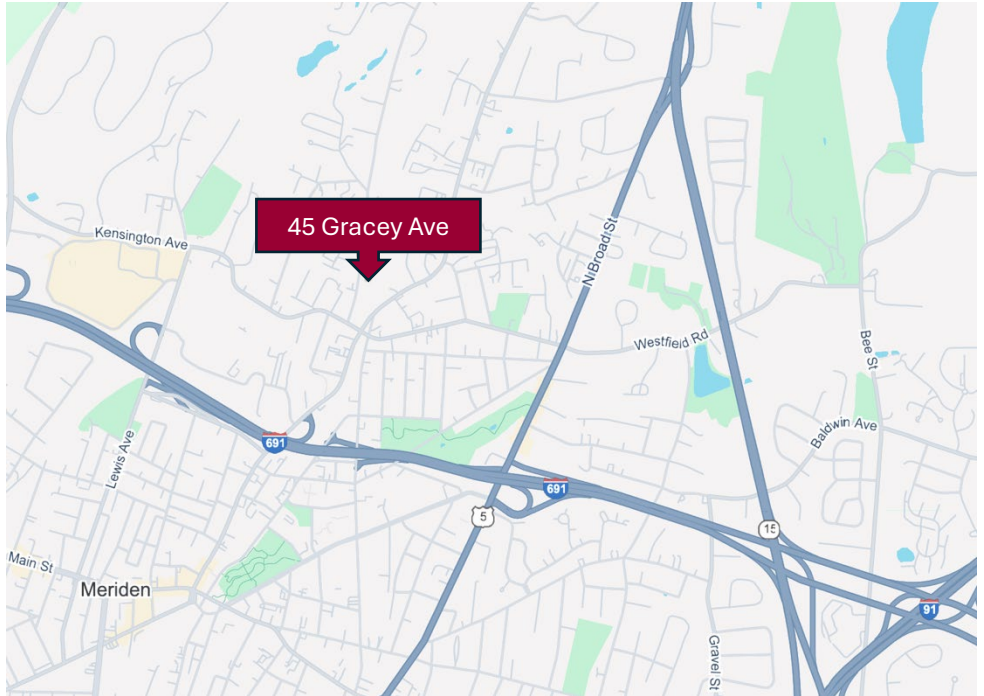
CONTACT

Mark Berkowitz

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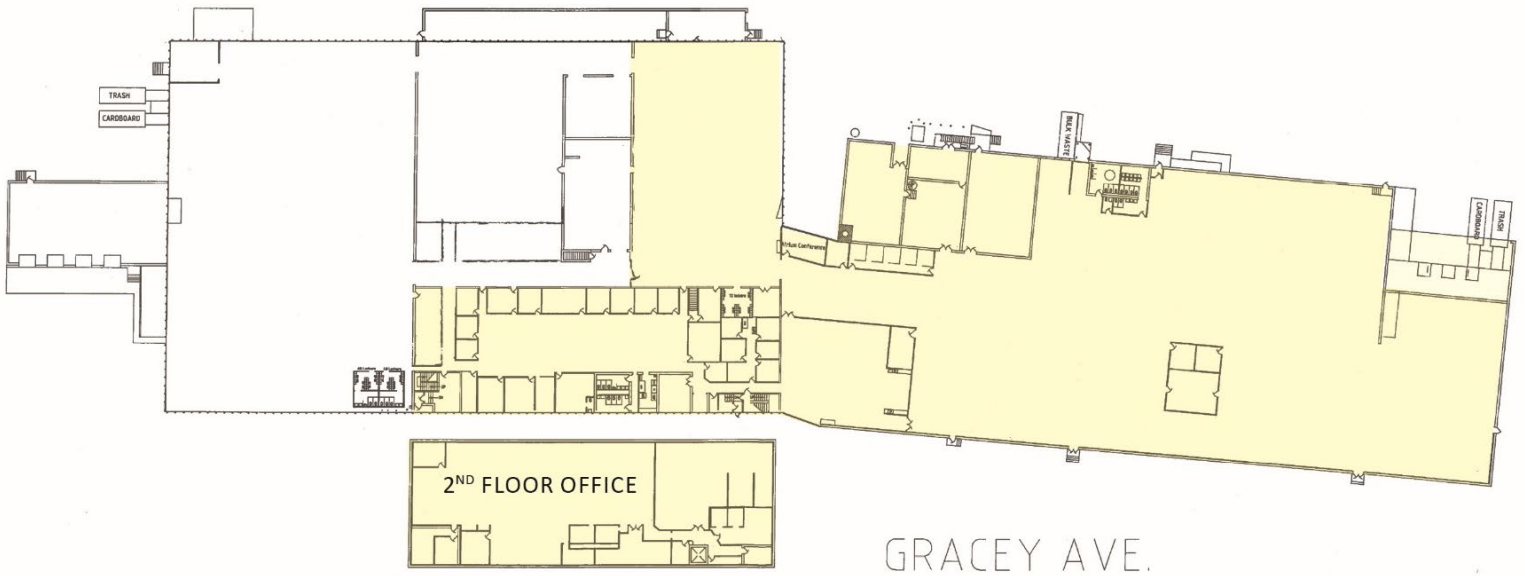
2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

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

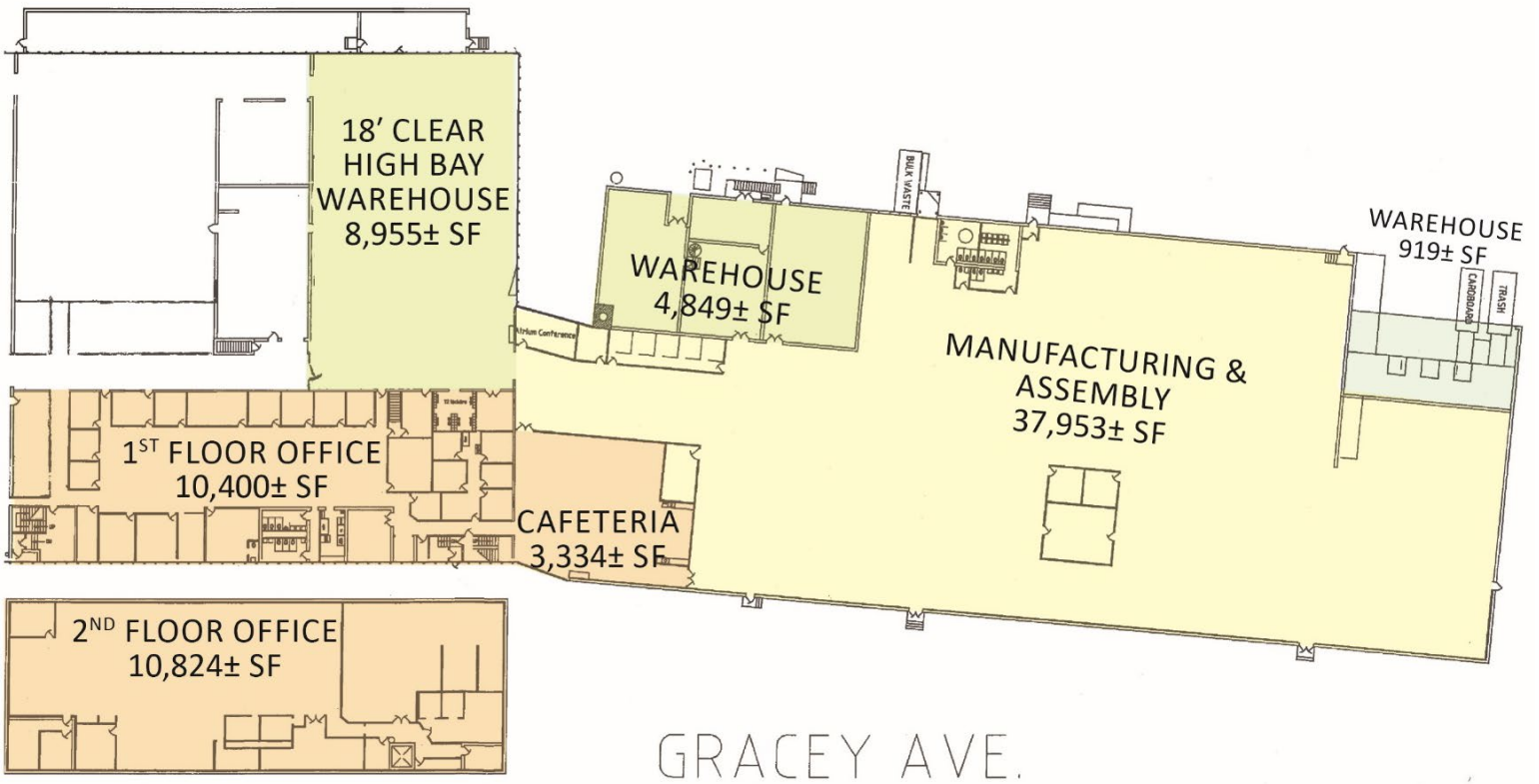
Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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66,409± SF BREAKDOWN



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BUILDING INFORMATION:

GROSS BLD. AREA 119,775± SF

AVAILABLE AREA 66,409± SF

NUMBER OF FLOORS 2

SPACE BREAKDOWN

Warehouse: 14,723 SF

Manufacturing: 37,953 SF

Office: 13,734 SF 1st Floor including Cafeteria

Office: 10,824 SF of additional office space available on the 2nd floor

LOADING DOCKS 3 (10'x10' include levelers)

DRIVE-IN DOORS 1 (10'x10')

CLEAR HEIGHT 12' – 18'

ROOF TYPE Flat, Rubber

YEAR BUILT 1953

MECHANICAL EQUIPMENT:

AIR CONDITIONING 100% A/C

HEAT Gas

SPRINKLERED 100% Wet Sprinkler System

ELECTRIC 277/480V, 3 phase, 3200 AMPS

GENERATOR Generac 20KW

SITE INFORMATION:

SITE AREA 8 Acres

ZONING M-3

PARKING Ample

SIGNAGE On Building

VISIBILITY Good

FRONTAGE 1,597' on Gracey Ave

HWY ACCESS I-691, I-91, I-84

UTILITIES:

SEWER/WATER City

GAS Natural Gas

TAXES:

ASSESSMENT \$1,164,450

MILL RATE 32.02

TAXES \$44,843 (\$0.37/SF)

EXPENSES:

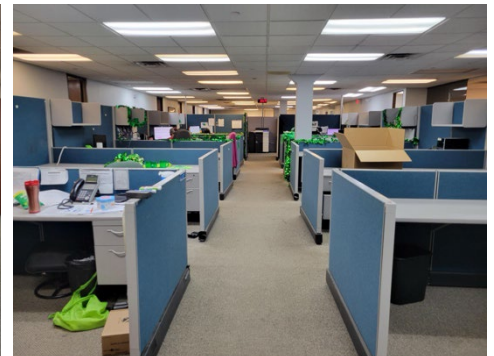
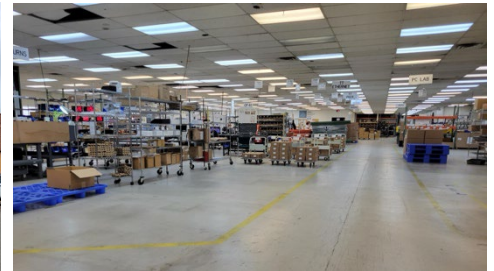
RE TAXES Tenant Landlord

UTILITIES Tenant Landlord

INSURANCE Tenant Landlord

MAINTENANCE Tenant Landlord

NNN EXPENSES \$1.47±



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