



Ranked in Top 50

Commercial Firms in U.S.



FOR SALE OR LEASE

11 INDUSTRIAL ROAD, PROSPECT, CT 06712

7,562± SF INDUSTRIAL BUILDING ON 1 ACRE

SALE PRICE: \$690,000 | LEASE RATE: \$7.95/SF NNN

HIGHLIGHTS

- Ideal for Small Manufacturer or Contractor
- 7,562± SF Available
- Immaculate Showroom / Built-Out Office Space
- 15' Ceiling Heights & Box Truck Loading Dock
- Superior Quality Building, Beautiful Finishes & Great Functionality

CONTACT

Sam Crampton

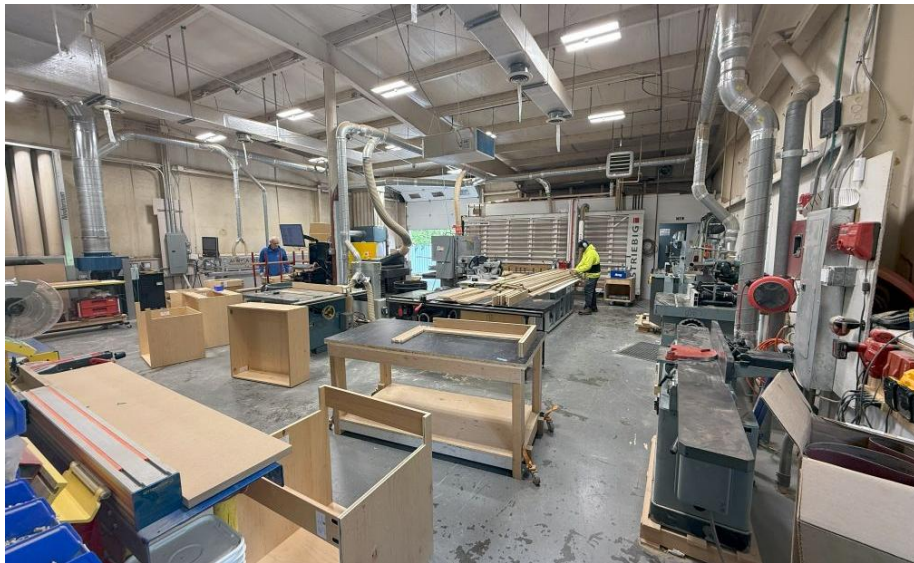
Cell: 203-343-8426

Email: scrampton@orlcommercial.com

Frank Hird, SIOR

Office: 203-643-1033

Email: fhird@orlcommercial.com



WWW.ORLCOMMERCIAL.COM



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

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

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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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**11 INDUSTRIAL ROAD, PROSPECT
7,562± SF INDUSTRIAL BUILDING**

BUILDING INFORMATION

GROSS BLDG AREA: 7,562± SF
AVAILABLE AREA: 7,562± SF
WILL SUBDIVIDE TO: 7,562± SF
OF FLOORS: 2
SPACE BREAKDOWN: 6,762± SF Warehouse,
800± SF Office Space & Mezzanine (attic) Storage
LOADING DOCKS: 1
DRIVE-IN DOORS: 1
CLEAR HEIGHT: 15 Feet
COLUMN SPACING: TBD
CONSTRUCTION: Metal
ROOF TYPE: Metal
YEAR BUILT: 1972 / Renovated

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central on 1st Floor
HEATING: Forced Hot Air, Oil
ELECTRIC/POWER: 400 amp, 3 phase

SITE INFORMATION

SITE AREA: 1 Acre
ZONING: IND-1
PARKING: Open
SIGNAGE: Building
VISIBILITY/FRONTAGE: Excellent / 200 Feet
HWY ACCESS: I-84

UTILITIES

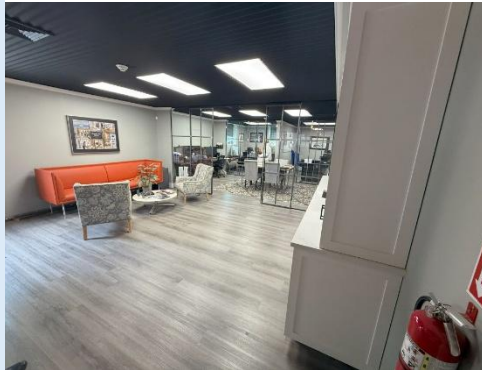
SEWER/WATER: Septic / Public Connected

TAXES

ASSESSMENT: \$322,000 (2024)
MILL RATE: 25.57
TAXES: \$8,233.54 (Jul 2025 / Jan 2026)

EXPENSES

RE TAXES:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
UTILITIES:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
INSURANCE:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
MAINTENANCE:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord
JANITORIAL:	<input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord



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