



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**

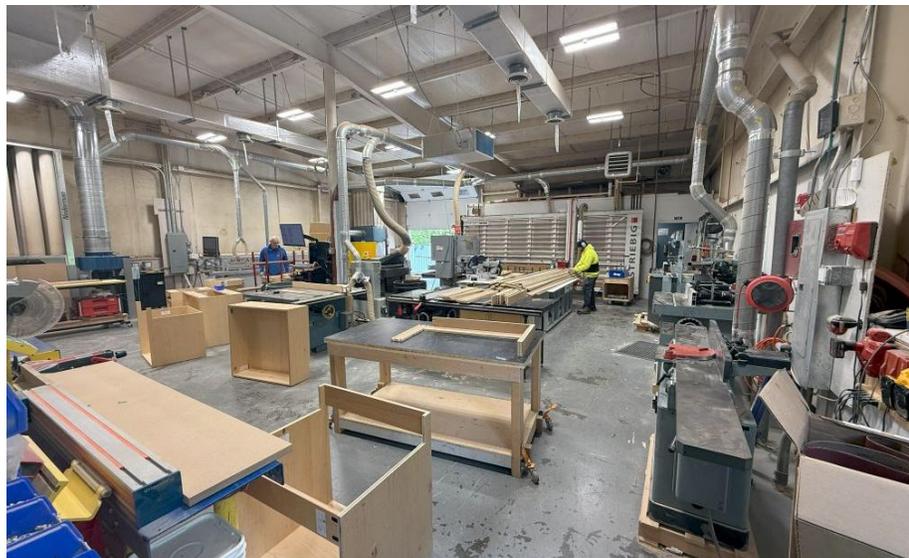
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Broker of Record: J. Richard Lee | (203) 643-1006 | [rlee@orlcommercial.com](mailto:rlee@orlcommercial.com) | License: REB.0758300

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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 1<sup>st</sup> 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:**  Tenant  Landlord  
**UTILITIES:**  Tenant  Landlord  
**INSURANCE:**  Tenant  Landlord  
**MAINTENANCE:**  Tenant  Landlord  
**JANITORIAL:**  Tenant  Landlord



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