

INVESTOR OPPORTUNITY

FOR SALE | 100% LEASED 106,600± SF INDUSTRIAL BUILDING

14 Alcap Ridge, Cromwell, CT 06416

SALE PRICE: \$5,295,000



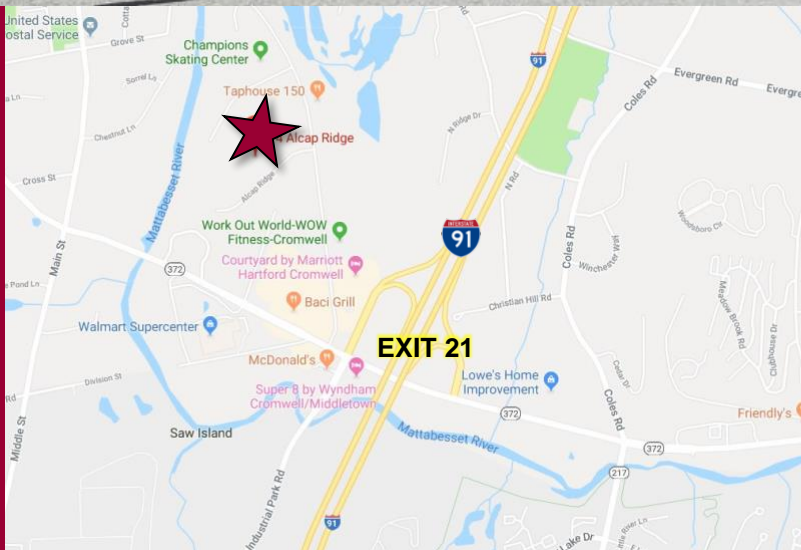

Ranked in Top 50
Commercial Firms in U.S.

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- ### Property Highlights
- 106,600± SF Multi-Tenant Building
 - 100% Leased
 - 4 Loading Docks
 - 5 Drive-ins
 - 180± parking spaces
 - 13' – 18' Clear Height
 - Commercial/Industrial Zone
 - Close proximity and access to I-91 and Rt. 9
 - Many area amenities

For more information contact: [Luke Massirio](mailto:Luke.Massirio@orlcommercial.com) | 860.761.6016 | lmassirio@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
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 106,600± SF
NUMBER OF FLOORS 1 in Manufacturing | 2 in Office
CLEAR HEIGHT 13' – 18'
DRIVE-IN DOORS 5
LOADING DOCKS 4
CONSTRUCTION Masonry & Metal
ROOF TYPE Flat, Metal
YEAR BUILT 1988, renovated 2012

MECHANICAL EQUIPMENT

AIR CONDITIONING A/C in office and 39,539 SF
TYPE OF HEAT Gas
SPRINKLERED Wet
ELECTRIC SERVICE 3000 amps, 3 phase

AREA RETAIL Burger King, McDonald's, CVS,
Walmart, Lowes, Banks, Hotels

SITE INFORMATION

SITE AREA 6.40 Acres
ZONING Commercial / Industrial
PARKING 185± Spaces
SIGNAGE On-Door
VISIBILITY Excellent on Alcap Ridge
HWY.ACCESS I-91, Exit 21

UTILITIES

SEWER Public
WATER Public
GAS Yes

TAXES

ASSESSMENT \$2,817,430
MILL RATE 29.41
Town 26.41, District 3.0
TAXES \$82,860.64

Property Highlights

- 106,600± SF Building
- 100% Leased
- 4 Loading Docks
- 5 Drive-in Doors
- Clear Height: 13' - 18'
- 185 parking spaces
- Commercial/Industrial Zone
- I-91 and Rt. 9 access
- Many area amenities
 - Shopping
 - Banking
 - Dining

COMMENTS Recently renovated with energy efficient upgrades to the structure, electric system, heating, air-infiltration, and lighting. Owner also expanded the parking area. Centrally located, minutes off I-91, Route 9 and Route 372. Cromwell is halfway between Hartford and New Haven. Restaurants and shopping are convenient for employees.

DIRECTIONS From Hartford, Take I-91 South to Exit 21. Turn Right onto Rt. 372 W/ Berlin Road. Turn Right on Sebeth Drive. Turn left on Alcap Ridge.



Scan the QR Code below with a barcode scanner on your smart phone to access our website.



FIND US ON



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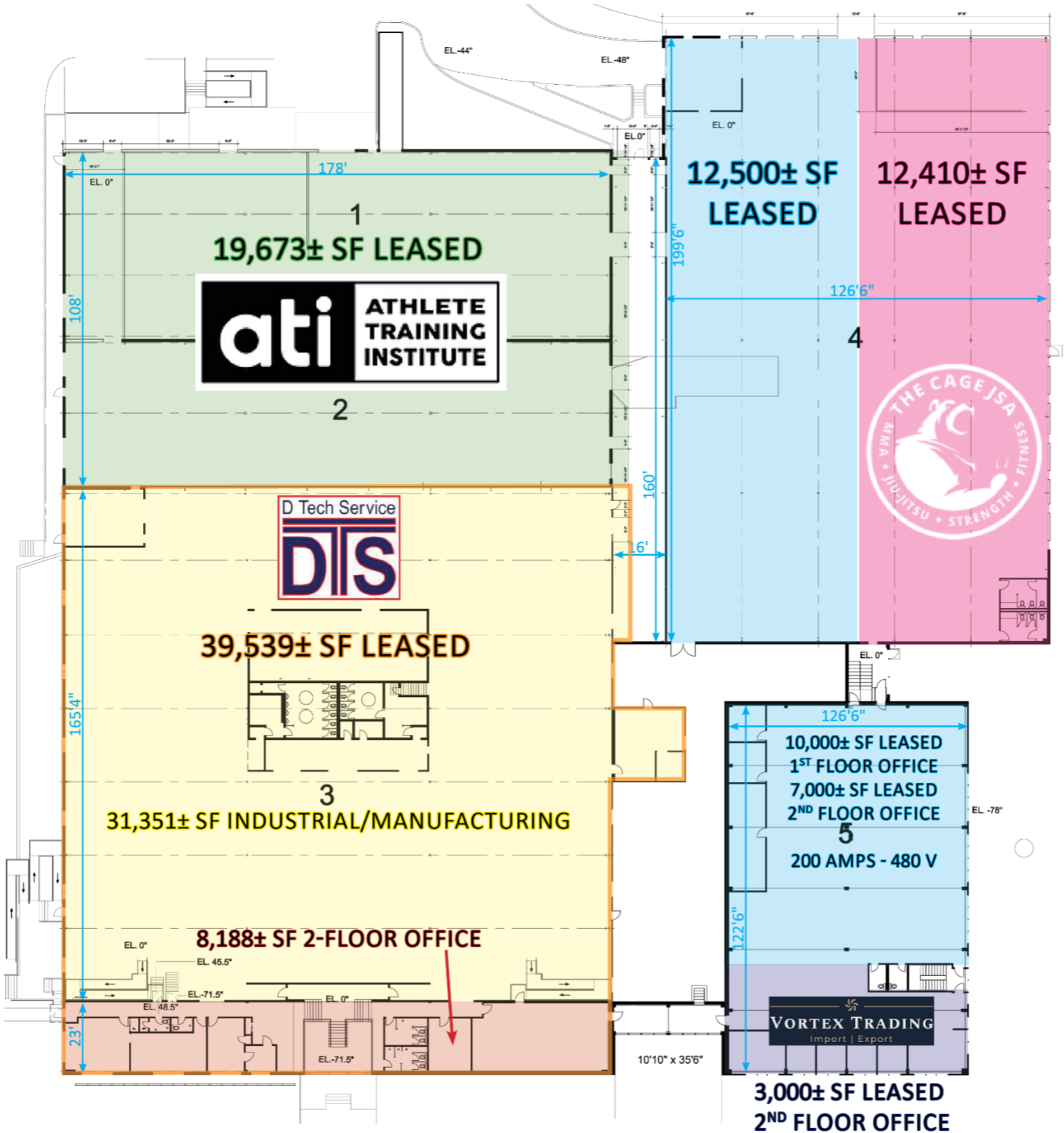
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