

FOR SALE | 211 Murphy Road, Hartford, CT 06114
92,616± SF INDUSTRIAL BUILDING | 7.79 ACRES IN ID-1 ZONE
ADJACENT PROPERTY ALSO FOR SALE
SALE PRICE: \$8,900,000

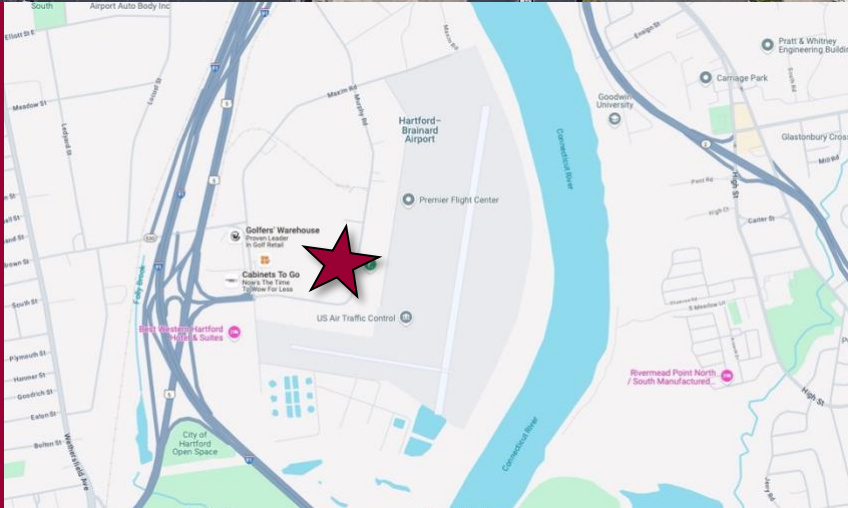


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 Commercial Firms in U.S.



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Property Highlights

- 92,616± 1-story (inactive) Fully Equipped, Permitted Single and Dual Stream Recycling Facility
- 7.79 Acres in ID-1 Zone
- 18'-36' Clear Height
- Access Rights to Rail Spur
- 4 Docks, 9 Drive-in Doors
- Weigh Station Including Truck Scale and Scale House
- Phase One Environmental Assessment Available 6/30/24
- 1 Block from Brainard Airport

For more information contact:

Thomas Wilks | 860.761.6018 | twilks@orlcommercial.com or Luke Massirio | 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
 Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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BUILDING INFORMATION

GROSS BLD. AREA 92,616± SF
 AVAILABLE AREA 92,616± SF
 OFFICE AREA 17,096± SF
 NUMBER OF FLOORS 1
 CLEAR HEIGHT 18'-36' Warehouse | 16' Office
 LOADING DOCKS 4
 DRIVE-IN DOORS 9 (4 front - 27' H) (5 rear - 14' H)
 CONSTRUCTION Steel Frame / Concrete
 ROOF TYPE Gable/Hip, Tar & Gravel
 YEAR BUILT 1968

MECHANICAL EQUIPMENT

AIR CONDITIONING Front Office/Museum has A/C,
 Rear Office area has portable A/C units
 TYPE OF HEAT Gas, Hot Water
 SPRINKLERED Front – Dry Sprinkler System
 Rear – Wet Sprinkler System
 RAIL ACCESS Yes, Access Rights to Rail Spur
 WEIGH STATION Including Truck Scale & Scale House

COMMENTS Includes Weigh Station. Fully Equipped and Permitted (inactive) Single and Dual Stream Recycling Facility. Adjacent Property (171 Murphy Rd) is also available for sale.

DIRECTIONS I-91, Exit 27. Straight onto Murphy Road. Property is on the left.

SITE INFORMATION

SITE AREA 7.79 Acres
 ZONING ID-1
 PARKING Ample
 SIGNAGE On-Building
 VISIBILITY Excellent
 FRONTAGE 519'
 HWY.ACCESS I-91, Exit 27

UTILITIES

SEWER City
 WATER City
 GAS Yes

TAXES

ASSESSMENT \$7,790,860
 MILL RATE 68.95
 TAXES \$537,180

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- Phase One Environmental Assessment Available by 6/30/24
- Frontage: 519'
- I-91, Exit 27
- Many area amenities
 - 1 Block from Brainard Airport
 - Shopping
 - Banking
 - Dining

Adjacent property 171 Murphy Rd also Available For Sale



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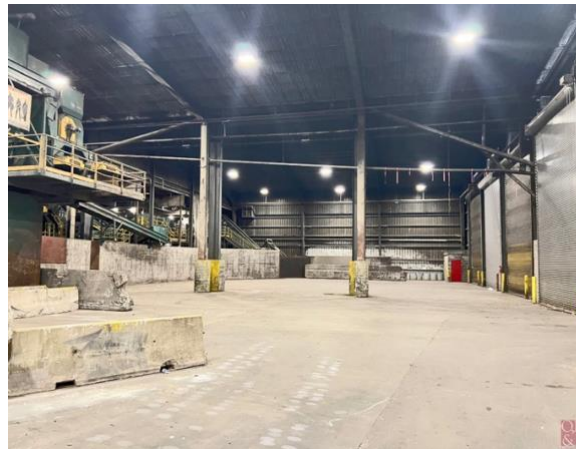
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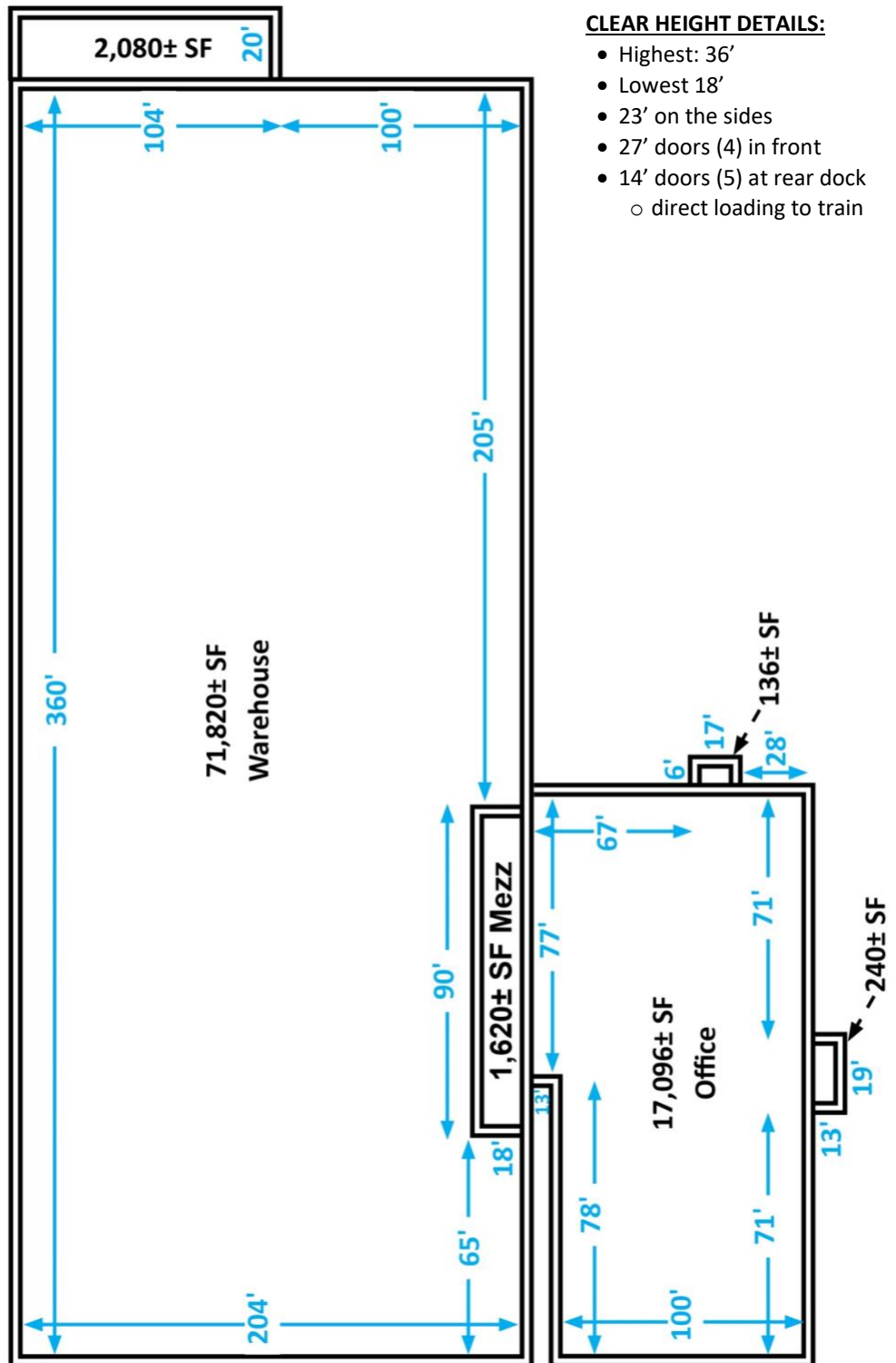
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CLEAR HEIGHT DETAILS:

- Highest: 36'
- Lowest 18'
- 23' on the sides
- 27' doors (4) in front
- 14' doors (5) at rear dock
 - direct loading to train

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