

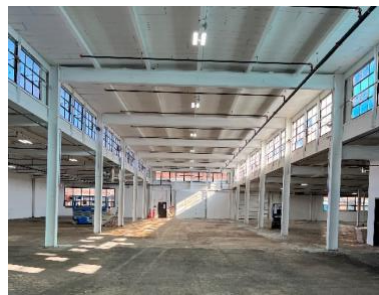
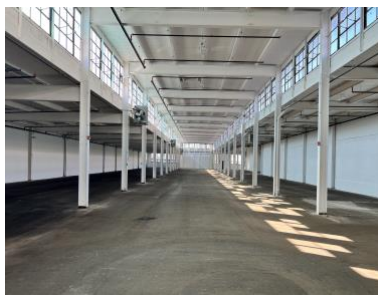
# FOR LEASE | 10,390± SF INDUSTRIAL/WAREHOUSE SPACE MULTI-BUILDING COMPLEX ON 25.22 ACRES

New Britain Business Center, 221 South Street, New Britain, CT 06051

REDUCED LEASE RATE: \$6.00/SF NNN

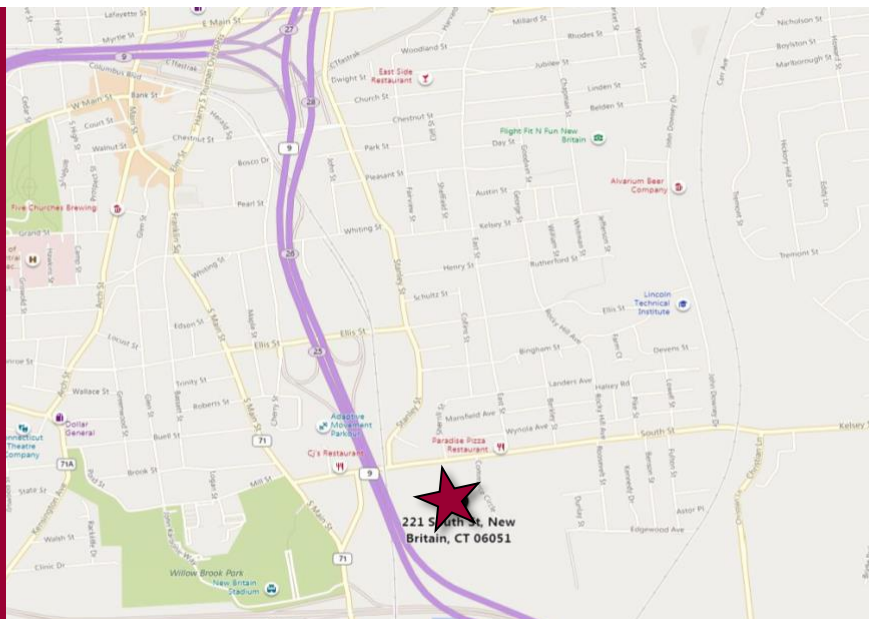


Ranked in Top 50  
Commercial Firms in U.S.



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## Property Highlights

- 10,390± SF Available
- Flex, warehouse and manufacturing space
- 200+ parking spaces
- Pylon signage
- 480v 3 phase heavy power
- Two 30-ton cranes
- High bay space
- Overhead doors
- Traffic: 64,900 ADT (Rt. 9)
- Easy access Rt. 9 & Rt. 72
- Many area amenities

For more information contact:

Luke Massirio | 860-761-6016 | [lmassirio@orlcommercial.com](mailto:lmassirio@orlcommercial.com) | Frank Hird, SIOR | 203-643-1033 | [fhird@orlcommercial.com](mailto:fhird@orlcommercial.com) |

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://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 468,700± SF  
AVAILABLE AREA 10,390± SF  
NUMBER OF FLOORS Varies  
COLUMN SPACING Varies  
YEAR BUILT 1942-1944

## SITE

SITE AREA 25.22 acres  
ZONING I-2  
PARKING 200+ spaces  
SIGNAGE Pylon sign  
VISIBILITY Rt. 9  
HWY.ACCESS Rt. 9 and Rt. 72  
TRAFFIC COUNT 64,900 ADT on Rt. 9

## MECHANICAL EQUIPMENT

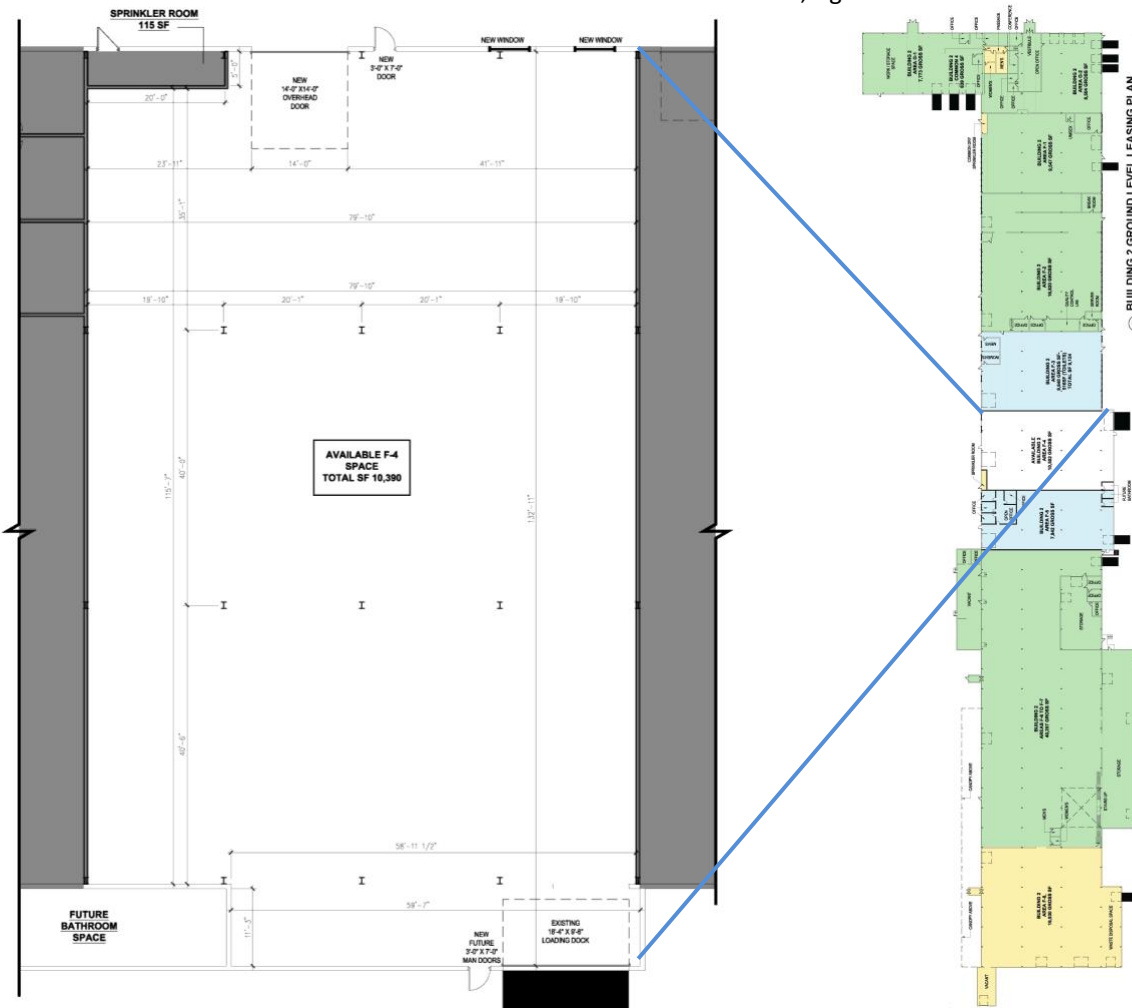
AIR CONDITIONING Office building only  
TYPE OF HEAT Central heat  
SPRINKLERED No  
ELECTRIC SERVICE 480v 3 phase heavy  
OTHER Two 30-ton cranes

## UTILITIES

SEWER City  
WATER City  
GAS City

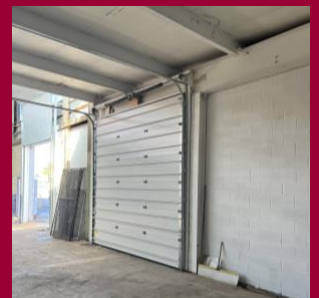
**COMMENTS** Urban job program benefits, highbay space and overhead doors.

**DIRECTIONS** From Hartford, take I-84 West. Exit 39A, Rt 9 to Exit 25, Right on Ellis Street, right on Stanley Street, left on South St. From New Haven, I-91N Exit 22N to Rt. 9 N Exit 24 Right on Rt 71 N. first right onto Veterans Drive. right on South St, right on Commerce Circle.



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- Easy access Rt. 9 & Rt. 72
- Many area amenities
  - Shopping, Banking, Dining



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