

FOR LEASE | 98,347± SF CONTIGUOUS INDUSTRIAL/WAREHOUSE SPACE

132,186± SF TOTAL AVAILABLE SPACE IN MULTI-BUILDING COMPLEX ON 25.22 ACRES

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

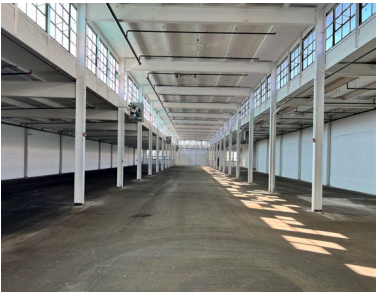
LEASE RATE: \$6.00/SF NNN (NNN = \$1.50/SF)



COMMERCIAL

Ranked in Top 50

Commercial Firms in U.S.



CONTACT

Luke Massirio

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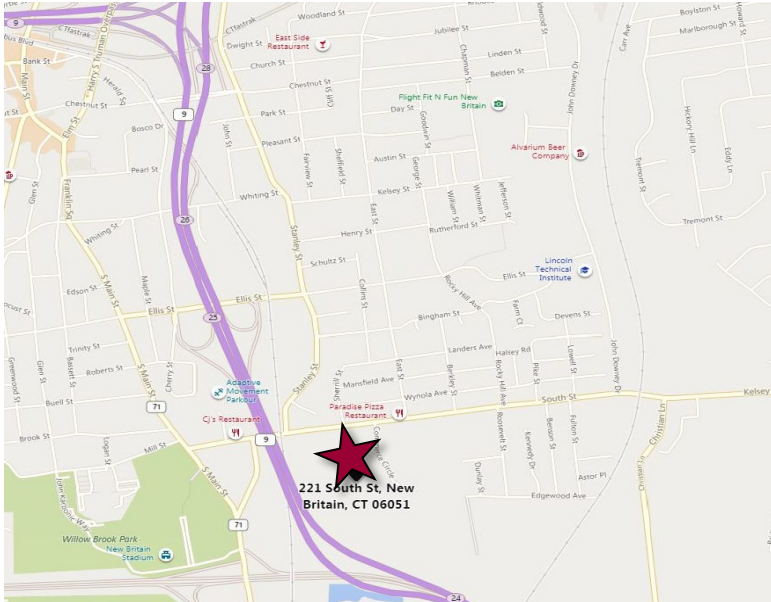
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PROPERTY HIGHLIGHTS

- Up to 98,347± SF Available
- Flex, warehouse and manufacturing space
- 200+ parking spaces
- Pylon signage
- 480v 3 phase heavy power
- Two 30-ton cranes
- High bay space, up to 34'
- Overhead doors
- Traffic: 64,900 ADT (Rt. 9)
- Easy access Rt. 9 & Rt. 72
- Many area amenities



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

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

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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: 132,186± SF

- Bldg 1 D-2: 38,242± SF
- Bldg 1 E-1: 60,105± SF
- Bldg 2 F-6: 16,889± SF
- Bldg 1 F-8: 16,950± SF

MAX CONTIGUOUS: 98,347± SF

LOADING DOCKS: Multiple

DRIVE-IN DOORS: Multiple

CLEAR HEIGHT: Varies, up to 34'

YEAR BUILT: 1942-1944, Ren 2023

SITE INFORMATION

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

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

CONTACTS

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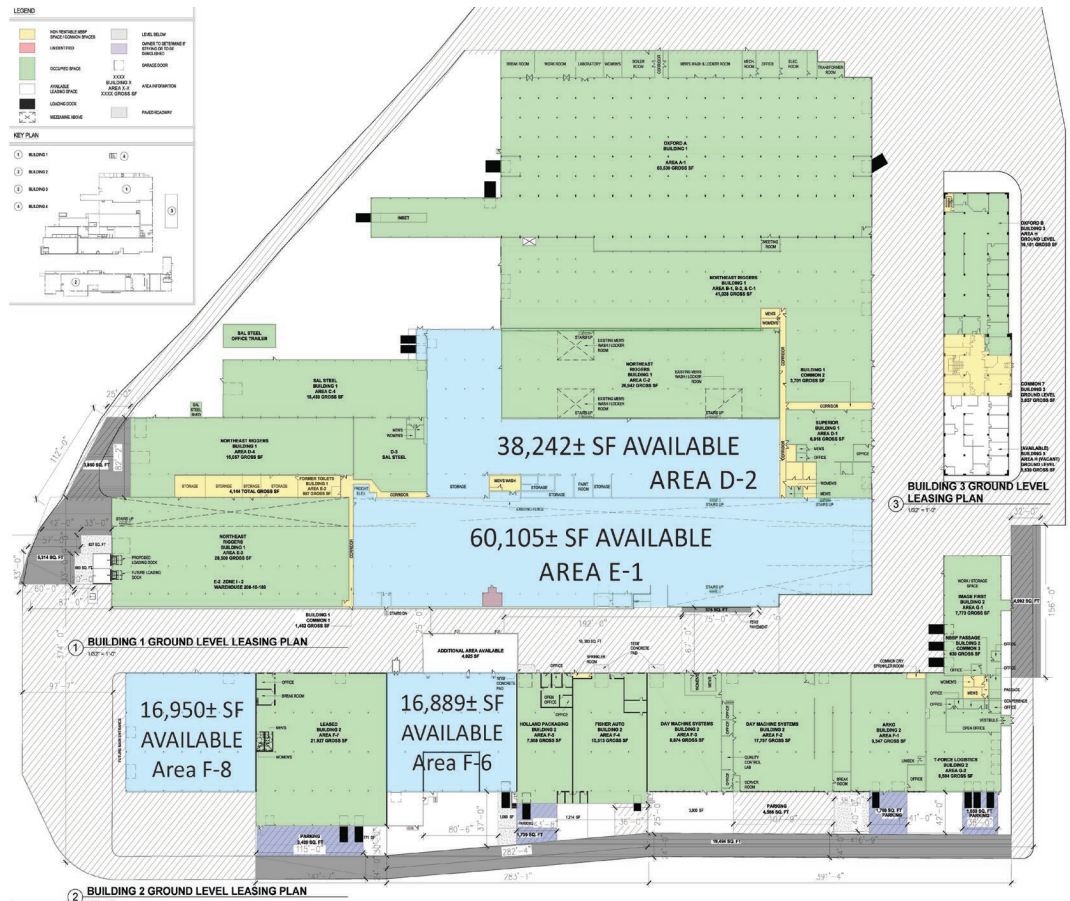
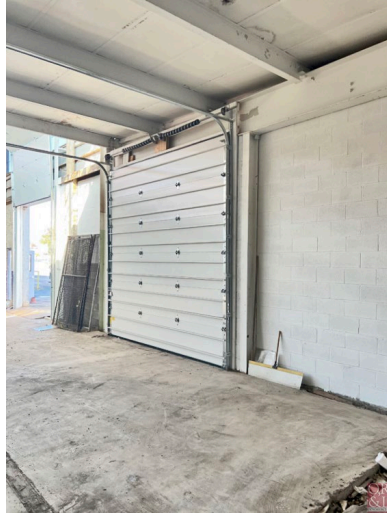
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