

# FOR SALE & LEASE | 33,276± SF FLEX BUILDING

## 2.13 ACRES IN I1 ZONE

389 John Downey Drive, New Britain, CT 06051

SALE PRICE: \$2,500,000 | LEASE RATE: \$7.50/SF NNN

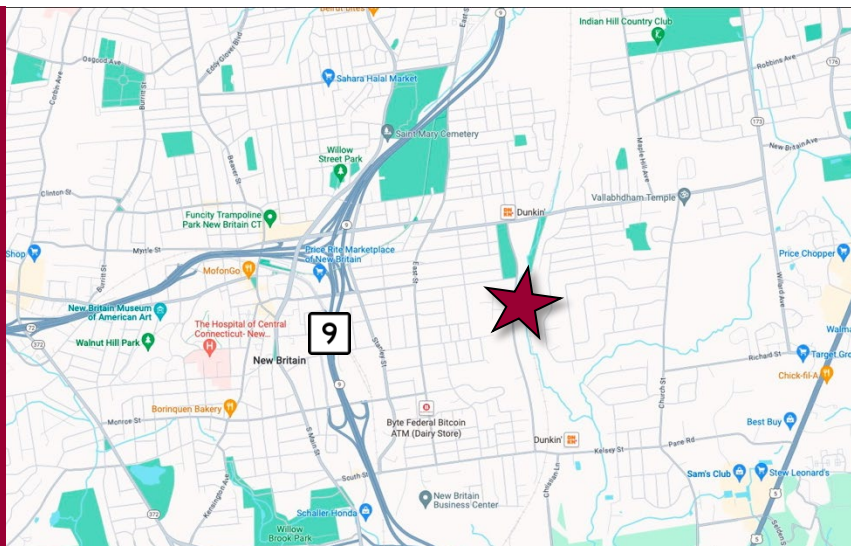


Ranked in Top 50  
Commercial Firms in U.S.



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### Property Highlights

- 33,276± SF Building
- 2 Stories
- 2.13 Acres
- Parking: Ample
- Signage:
  - Monument
  - On-Building
- Zoning: I1
- Traffic: 5,800 ADT
- Route 9, Exit 34
- Many area amenities

For more information contact: **Thomas Wilks** | 860.761.6018 | [twilks@orlcommercial.com](mailto:twilks@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 33,276± SF  
AVAILABLE AREA 33,276± SF  
MAX CONTIGUOUS AREA 33,276± SF  
WILL SUBDIVIDE TO TBD  
NUMBER OF FLOORS 2 (2<sup>nd</sup> fl: 6,480± SF)  
CLEAR HEIGHT 14'  
CONSTRUCTION Brick / Masonry  
ROOF TYPE Flat, Rubber Membrane  
YEAR BUILT 1972

### SITE INFORMATION

SITE AREA 2.13 Acres  
ZONING I1  
PARKING Ample  
SIGNAGE Monument / On-Building  
VISIBILITY Good  
HWY.ACCESS Route 9, Exit 34  
TRAFFIC COUNT 5,800 ADT

### UTILITIES

SEWER Public  
WATER Public  
GAS Yes

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas, Fired Hot Air  
SPRINKLERED No  
ELECTRIC SERVICE 600 amp, 480 volt  
ELEVATOR(S) TBD

### EXPENSES

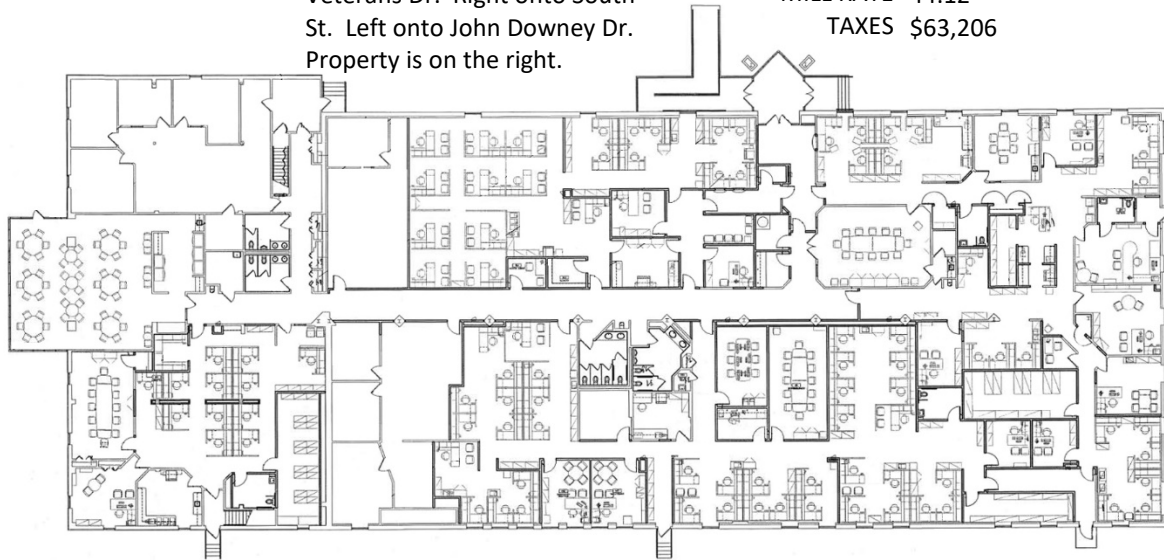
RE TAXES  Tenant  Landlord  
UTILITIES  Tenant  Landlord  
INSURANCE  Tenant  Landlord  
MAINTENANCE  Tenant  Landlord  
JANITORIAL  Tenant  Landlord

COMMENTS 1<sup>st</sup> fl: 26,792± SF  
2<sup>nd</sup> fl: 6,480± SF

### TAXES

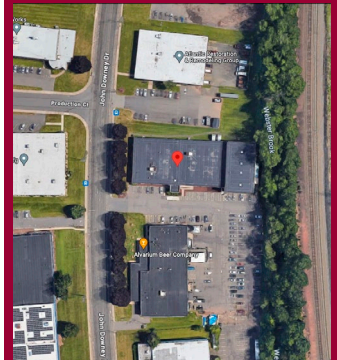
ASSESSMENT \$1,432,690  
MILL RATE 44.12  
TAXES \$63,206

DIRECTIONS Route 9, Exit 34. Right onto CT-71 (S Main St). Right onto Veterans Dr. Right onto South St. Left onto John Downey Dr. Property is on the right.



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- Signage:
  - Monument
  - On-Building
- Zoning: I1
- Traffic: 5,800 ADT
- Route 9, Exit 34
- Many area amenities
  - Shopping
  - Banking
  - Dining



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