

FOR LEASE | 1,800± SF INDUSTRIAL/WAREHOUSE SPACE

20' CLEAR HEIGHT | INTERIOR 8' x 10' DRIVE-IN DOOR TO SPACE

Belamose Business Park LLC, 60 Belamose Avenue, Rocky Hill, CT 06067

LEASE RATE: \$1,500/month gross plus janitorial



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- 1,800± SF available
- 250± SF Office
- Interior Drive-in Door to space
- 14'x14' Shared Drive-in Door
- 2 shared docks available
- Ample outdoor parking on-site
- 3 phase heavy power
- Clear height varies
- Column spacing varies
- I-91 Exit 23 or 24
- Many area amenities

For more information contact:

Jay Morris | 860-721-0033 | jmorris@orlcommercial.com or Bridgette Rodrigues | 860-761-6012 | brodrigues@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 | 282,000± SF |
| AVAILABLE AREA | 1,800± SF |
| MAX CONTIGUOUS AREA | 1,800± SF |
| WILL SUBDIVIDE TO | 1,800± SF |
| OFFICE AREA | 250 SF |
| NUMBER OF FLOORS | 1 in most areas, 3 in partial |
| COLUMN SPACING | Varies, some is clear span |
| CLEAR HEIGHT | 20' in 1,800 SF, Varies |
| LOADING DOCKS | 2 shared docks |
| DRIVE-IN DOORS | 1 14' x 14' shared Drive-in Door 1 8' x 10' Drive-in in 1,800 SF |
| CONSTRUCTION | Masonry |
| ROOF TYPE | Flat and Sawtooth |
| YEAR BUILT | Varies |

SITE

| | |
|------------|-------------------------|
| SITE AREA | 54.60 acres |
| ZONING | WF/FP |
| PARKING | Ample parking |
| SIGNAGE | On building |
| VISIBILITY | On Belamose Avenue |
| HWY.ACCESS | I-91 Exit 23 or Exit 24 |
| RAIL | 2 railroad spurs |
| STORAGE | Outdoor Storage Allowed |

UTILITIES

| | |
|-------|-----|
| SEWER | MDC |
| WATER | MDC |
| GAS | Yes |

EXPENSES

| | |
|-------------|--|
| RE TAXES | <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord |
| UTILITIES | <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord |
| INSURANCE | <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord |
| MAINTENANCE | <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Landlord |
| JANITORIAL | <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Landlord |

MECHANICAL EQUIPMENT

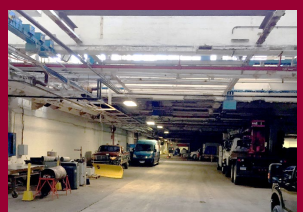
| | |
|------------------|----------------------|
| AIR CONDITIONING | Varies, can be added |
| TYPE OF HEAT | Gas forced air |
| SPRINKLERED | 100% |
| ELECTRIC SERVICE | 3 phase heavy power |
| ELEVATOR(S) | Yes, Freight |

COMMENTS Large Industrial complex with rail/boat access, 15± acres outdoor storage.

DIRECTIONS I-91 Exit 24: Right on Rt.99/Silas Deane Hwy, Right on Dividend, Left on Belamose.

Property Highlights

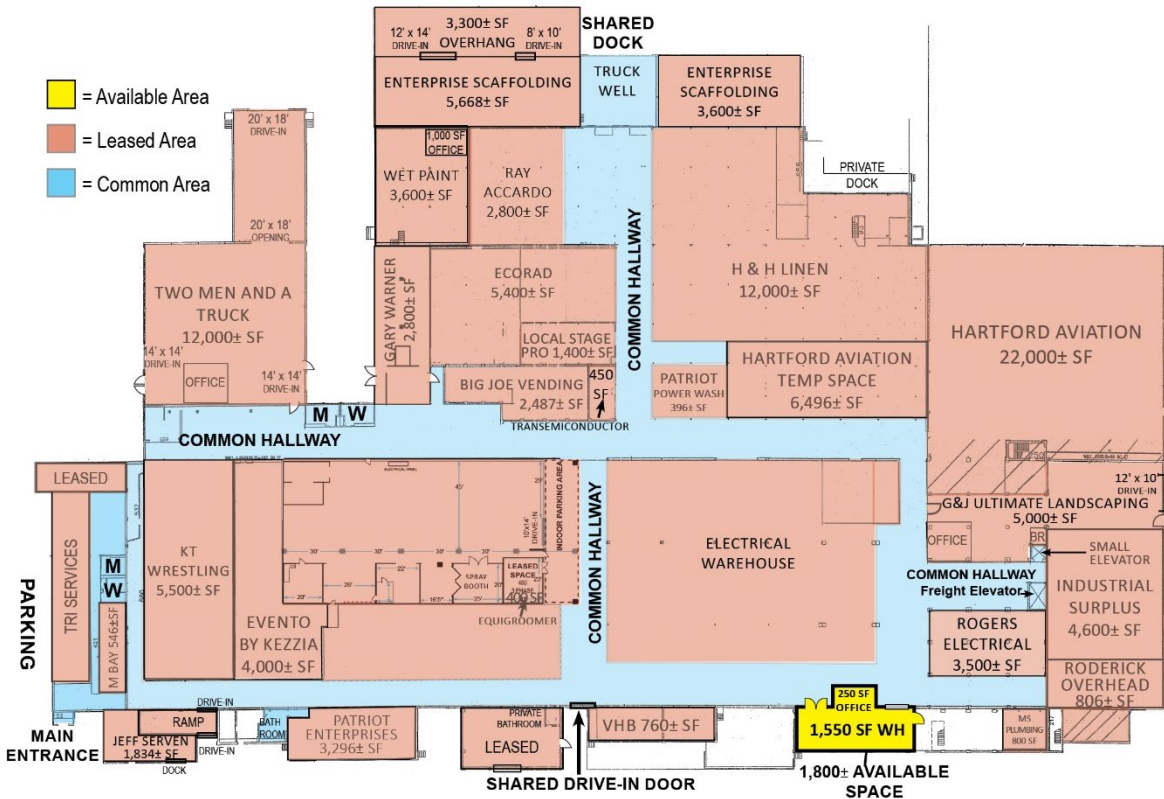
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