

FOR LEASE | 4,532± SF - 6,050± SF INDUSTRIAL & OFFICE SPACE 1 LOADING DOCK & 1 DRIVE-IN DOOR (10' x 12')

6A Northwood Drive, Bloomfield, CT 06002

LEASE RATE: \$6/SF NNN

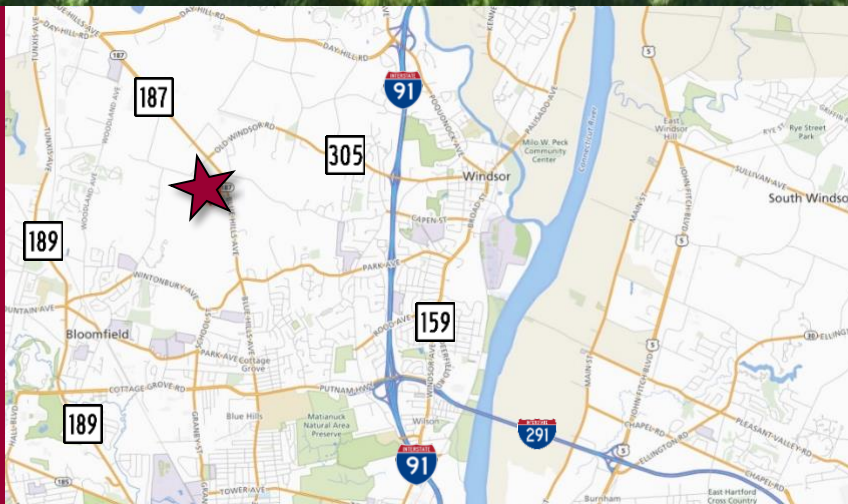


Ranked in Top 50
Commercial Firms in U.S.



STAY UP TO DATE ON OUR LISTINGS!

Scan the QR Code below
with the camera on your
smart phone to sign-up for
email notifications.



Property Highlights

- Up to 6,050± SF available
- Warehouse: 3,965± SF
- Office: 567± SF - 2,085± SF
- 1.07 acres
- Clear height: 12' - 14' 5"
- Clear Span
- 1 dock & 1 drive-in
- 4.5/1000 parking ratio
- Zoning: I-2
- I-91, Exit 37
- Many area amenities

For more information contact: Mark Berkowitz | 860.761.6009 | mberkowitz@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

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

FOR LEASE | 4,532± SF - 6,050± SF INDUSTRIAL & OFFICE SPACE 1 LOADING DOCK & 1 DRIVE-IN DOOR (10' x 12')

6A Northwood Drive, Bloomfield, CT 06002

LEASE RATE: \$6/SF NNN



Ranked in Top 50
Commercial Firms in U.S.

BUILDING INFORMATION

GROSS BLD. AREA 13,981± SF
AVAILABLE AREA 4,532± SF - 6,050± SF
WAREHOUSE AREA 3,965± SF
OFFICE AREA 567± SF - 2,085± SF
NUMBER OF FLOORS 1
COLUMN SPACING Clear Span
CLEAR HEIGHT 12' - 14'5"
LOADING DOCKS 1 (8' x 8')
DRIVE-IN DOORS 1 (10' x 12')
CONSTRUCTION Masonry
ROOF TYPE Flat, Rolled Composition
YEAR BUILT 1966, Renovated 2010

MECHANICAL EQUIPMENT

AIR CONDITIONING Office Only
TYPE OF HEAT Gas, Forced Air
SPRINKLERED No
ELECTRIC SERVICE 400 amp/240 volt, 3 phase

COMMENTS Ideal space for a contractor or small warehouse operation. Dock and Drive-In door included.

DIRECTIONS I-91 to Exit 37. Left onto CT-305 (Bloomfield Ave). Left on CT-187 (Blue Hills Ave). Right onto W Dudley Town Rd. Left onto Northwood Dr.

SITE

SITE AREA 1.07 acres
ZONING I-2
PARKING 4.5/1000 ratio
FRONTAGE 121'
HWY.ACCESS I-91, Exit 37

UTILITIES

SEWER MDC
WATER MDC
GAS Eversource

EXPENSES

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

Property Highlights

- Up to 6,050± SF available
- Warehouse: 3,965± SF
- Office: 567± SF - 2,085± SF
- 1.07 acres
- Clear height: 12' - 14'5"
- Clear Span
- 1 dock & 1 drive-in
- 4.5/1000 parking ratio
- Zoning: I-2
- I-91, Exit 37
- Many area amenities



Scan the QR Code below with a barcode scanner on your smart phone to access our website.



FIND US ON



For more information contact: Mark Berkowitz | 860.761.6009 | mberkowitz@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

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.