



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

111 Phoenix Crossing, Bloomfield, CT
7,500± SF FLEX/INDUSTRIAL SPACE

LEASE RATE: Call For Details

HIGHLIGHTS

- Clear Height: 21' - 23'
- 90 Parking Spaces
- New Construction
- 100% A/C
- Well Suited for Flex, R&D, and Engineering Uses
- 1 Dock – 8' x 10' w/Leveler
- 1 Drive-in Door in space – 10' x 12'
- 5.56± Acres
- Zoning I-2
- I-91, Exit 37 or 38
- Near Amazon, Home Goods, Trader Joe's, Pepperidge Farm and Kaman Corp.

CONTACTS

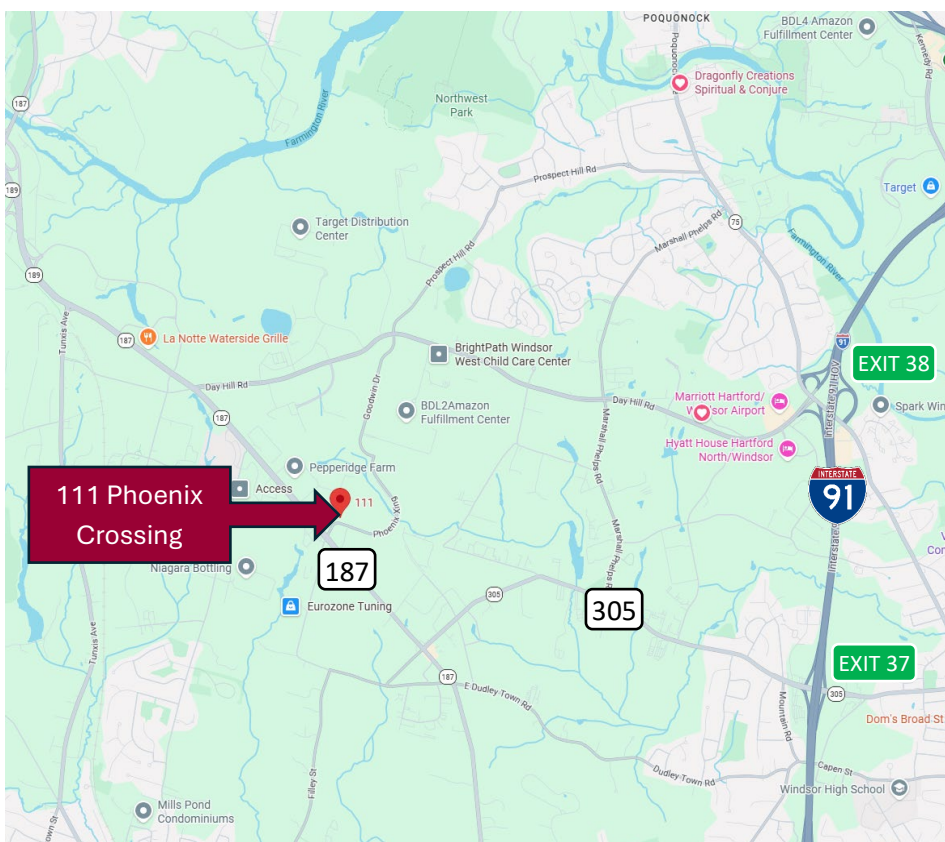
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2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

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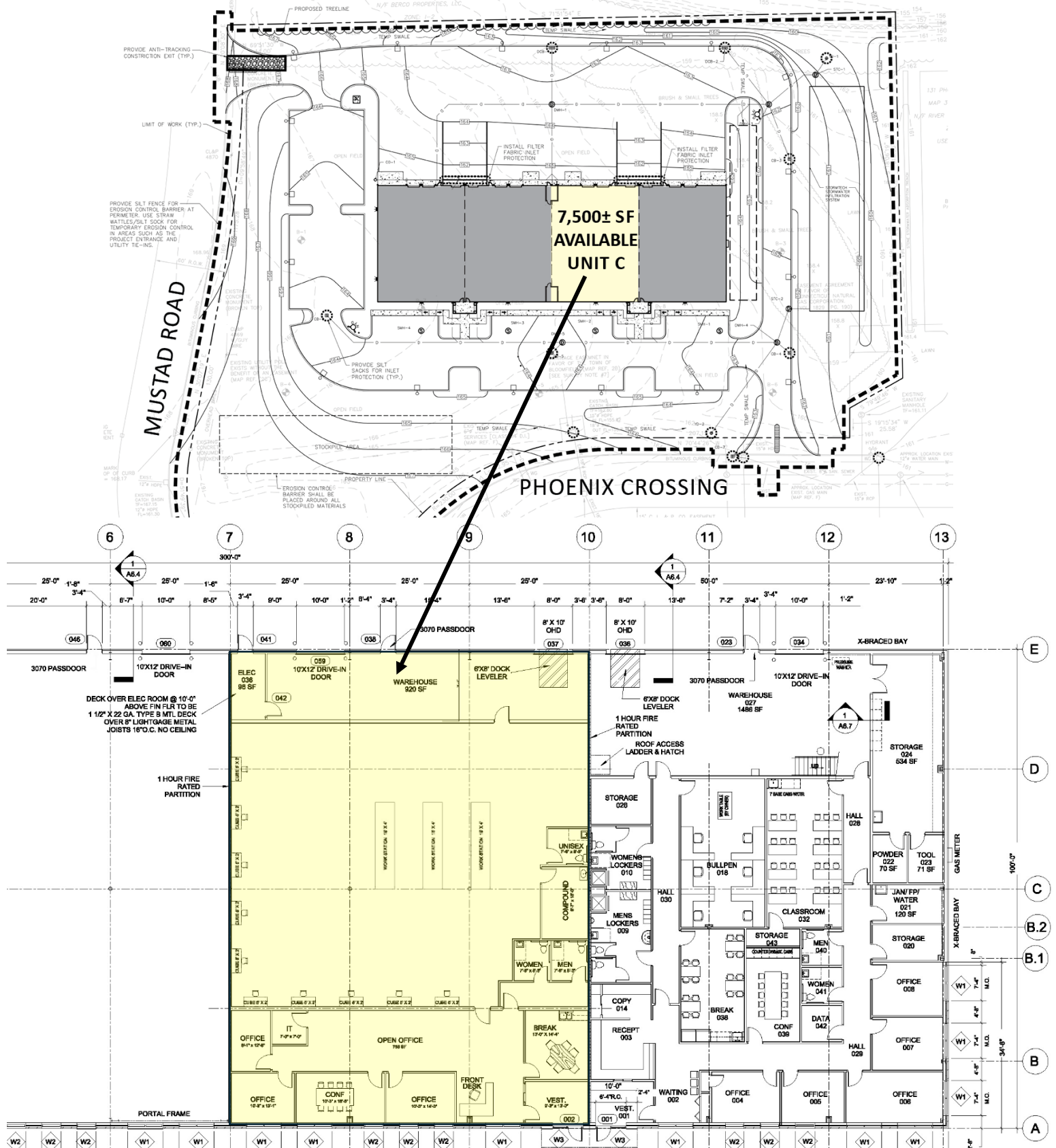
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FOR LEASE

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BUILDING INFORMATION

GROSS BLD. AREA: 30,000± SF

AVAILABLE AREA: 7,500± SF

SPACE BREAKDOWN: 2,100± SF Office

4,300± SF Engineering

1,100± SF Warehouse

OF FLOORS: 1

DRIVE-INS: 1 Drive-in in space – 10' x 12'

DOCKS: 1 Dock – 8' x 10' w/Leveler

CLEAR HEIGHT: 21' - 23'

CONSTRUCTION: Metal Framing/Masonry

ROOF TYPE: Single Ply Membrane

YEAR BUILT: 2021

MECHANICAL EQUIPMENT

AIR CONDITIONING: 100% A/C

HEAT: Gas

SPRINKLERED: Wet

ELECTRIC: 225 Amps, 208Y/120V, 3 Phase,
4 Wire

SITE INFORMATION

SITE AREA: 5.56± Acres

ZONING: I-2

PARKING: 90 Spaces

SIGNAGE: TBD

HWY ACCESS: I-91 Exit 37

UTILITIES

SEWER: City

WATER: City

GAS: Yes

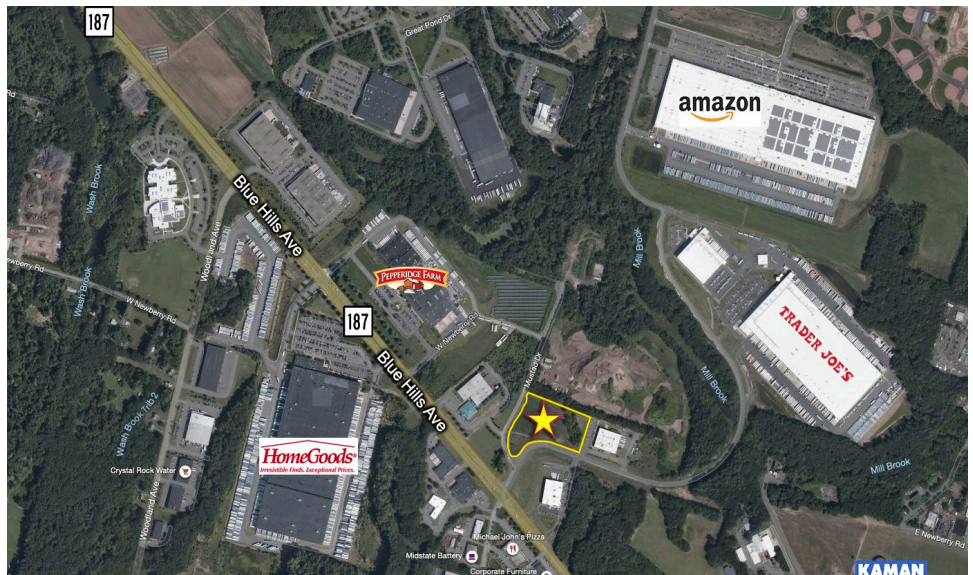
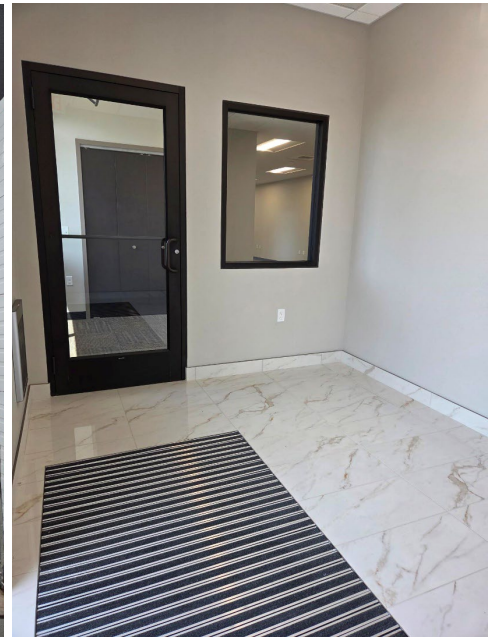
EXPENSES

RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord



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