

AVOID FUTURE RENT INCREASES



CONTRACTOR CONDO SOLUTIONS

For info Call (860) 969-1617 or visit www.BerlinCP.com



UNIT SUMMARY

- Unit Sizes: 1,200 SF & 1,500 SF
- Multiple Building Available up-to 80,000 SF
- Units include: city water & sewer, 100% heated, private restrooms & LED lighting
- Clear span units
- Year Built: 2026 New Construction
- 14' Overhead Drive-in Doors with power openers per unit
- Ability to customize interior build-out
- Strategically located
- Avoid future rent increases
- Reserve a unit NOW with a small deposit!



Location: Berlin Commerce Park
680 Four Rod Rd. Berlin, CT 06037

STOP PAYING RENT!



OWN NEW CONSTRUCTION

Flexible Floor Plans:

Units available from 1,200sf & 1,500sf to 9,000sf
Multiple building units also available up-to 80,000sf

Customizable Layouts:

Interior build-out to suit buyer

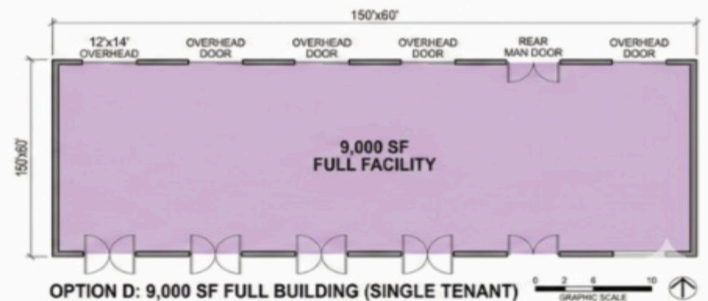
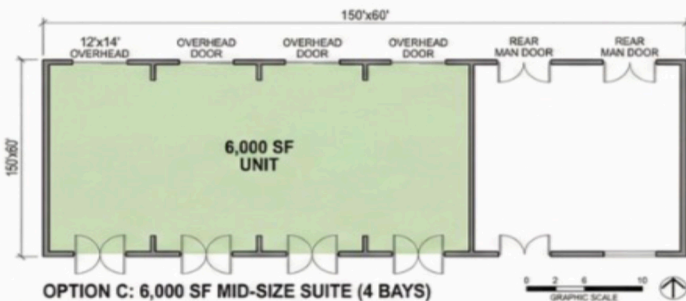
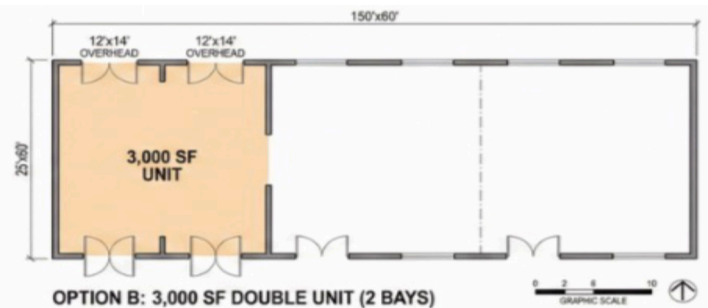
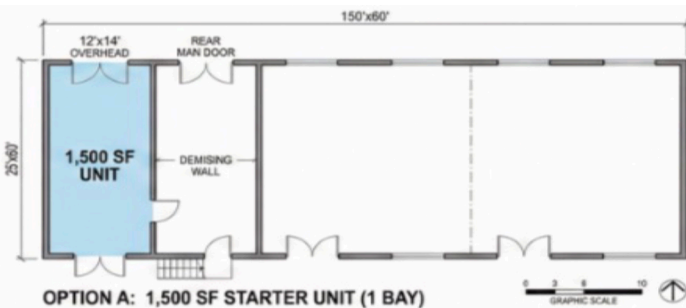
Expansion Ready:

Combine with adjacent units for future expansion

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Another Quality Project by
MORECON LLC

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WHY RENT!

A RARE OWNERSHIP OPPORTUNITY



When You Can OWN!

NEW CONSTRUCTION CONTRACTOR CONDOS

IDEAL FOR

- Electrical, Plumbing, HVAC, landscapers & any contractors and trade businesses
- Owner-operators seeking long term stability & equity building
- Light manufacturing & home based businesses
- E-commerce uses & SBA-eligible businesses
- Luxury garages, storage & man or women caves
- Art studios, showrooms, & hobbyist
- Fitness & recreation, personal trainers, cross-fit & dance studios
- Professional services & offices
- Investors & more!

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RESERVE YOUR UNIT NOW

TAKE the NEXT STEP

- REQUEST PRICING & AVAILABILITY
- SECURE A UNIT PRE-CONSTRUCTION
- EXPLORE FINANCING OPTIONS WITH DEDICATED FINANCE PARTNERS
- RESERVE A UNIT WITH A LOW DEPOSIT
- For Info Call (860)969-1617 or visit www.BerlinCP.com

Position your business for long-term growth and stability with new construction industrial space designed for modern operators. Located at 680 Four Rod Rd. In Berlin, CT. This development offers scalable, high-quality units in a supply-constrained market.

Don't lose out on pre-construction pricing.

OWNERSHIP & FINANCING OPTIONS

- SBA 504 FINANCING
- As little as 10% down
- Below-market, fixed rate interest rates
- Long term stability (10-25 years)
- Preserve working capital for growth
- Build equity instead of paying rent
- Pre-construction pricing opportunities
- Potential for some seller financing
- **Reserve a unit with a small deposit**



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