



Ranked in Top 50  
Commercial Firms in U.S.



# FOR SALE

28 Britton Drive, Bloomfield, CT 06002

9,875± SF & 20,000± SF Industrial Buildings on 11.18± Acres with **OUTSIDE STORAGE AVAILABLE**

**SALE PRICE: \$3,295,000**

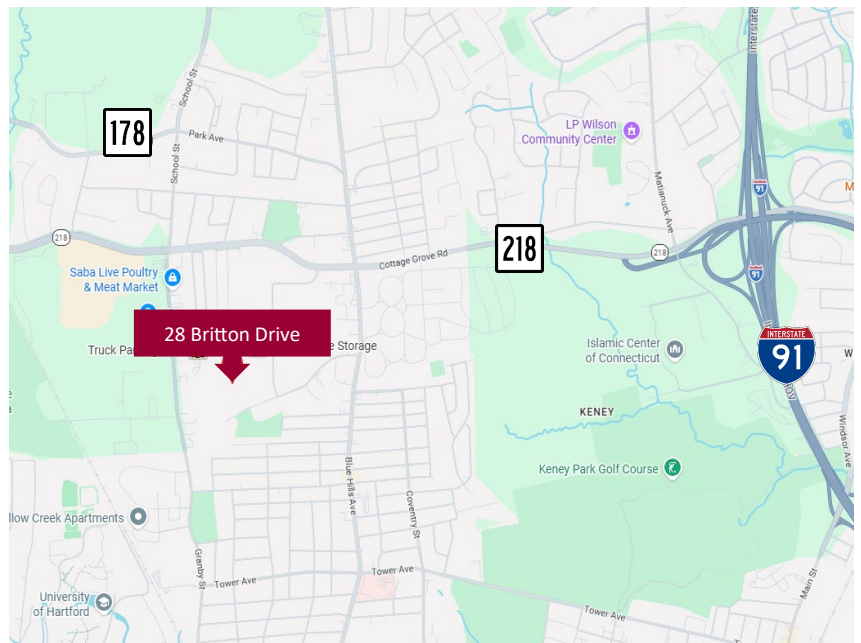
## HIGHLIGHTS

- Two 1-story Industrial Buildings available
- Building 1: 9,875± SF (Leased)
- Building 2: 20,000± SF
- 11.18± Acres
- Zoning: I-2
- Ample Parking
- **OUTSIDE STORAGE AVAILABLE**
- Highway Access: I-91, Exit 35A

## CONTACTS

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[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



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](mailto:jmorris@orlcommercial.com) | License: REB.0755257



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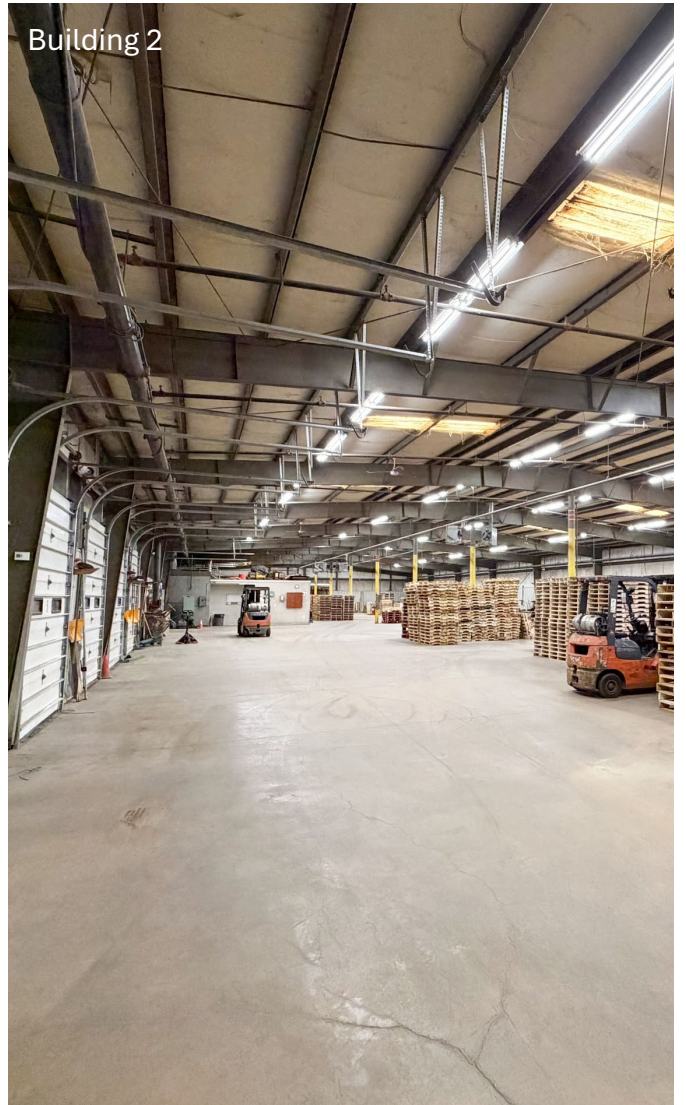
Building 2



Building 2



Building 2



Building 2



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While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | PAGE 3 OF 4

**BUILDING 1 INFORMATION**

**GROSS BLD. AREA:** 9,875± SF Leased  
**# OF FLOORS:** 1  
**OFFICE AREA:** 1,875± SF  
**LOADING DOCKS:** 1, 8'x10'  
**DRIVE-IN DOORS:** 1  
**CLEAR HEIGHT:** 11'6"-12'  
**COLUMN SPACING:** 25'x 40'  
**CONSTRUCTION:** Masonry  
**ROOF TYPE:** Flat, Tar & Gravel  
**YEAR BUILT:** 1986

**BUILDING 2 INFORMATION**

**GROSS BLD. AREA:** 20,000± SF  
**AVAILABLE AREA:** 20,000± SF  
**# OF FLOORS:** 1  
**LOADING DOCKS:** 9, 8'x10'  
**DRIVE-IN DOORS:** 3, 16'x12'  
**CLEAR HEIGHT:** 16'  
**COLUMN SPACING:** 24  
**CONSTRUCTION:** Pre-Fab  
**ROOF TYPE:** Metal  
**YEAR BUILT:** 1985

**MECHANICAL EQUIPMENT**

**AIR CONDITIONING:** Office Only  
**TYPE OF HEAT:** Modine  
**SPRINKLERED:** 100% Wet Building 1 Only  
**ELECTRIC:** **Building 1:** 400 amp, 240 volts, phase 3  
**Building 2:** 200 amp, 480 volts, phase 3

**SITE INFORMATION**

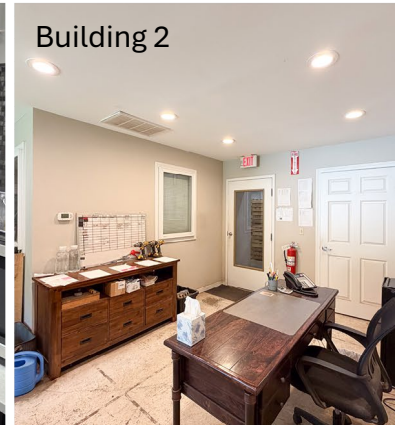
**SITE AREA:** 11.18± Acres  
**ZONING:** I-2  
**PARKING:** 31± lined spaces plus ample outdoor storage/truck parking  
**SIGNAGE:** Monument  
**VISIBILITY:** On Britton Drive, Cul-de-Sac  
**FRONTAGE:** ±420' on Britton Drive  
**HWY ACCESS:** I-91, Exit 35A

**UTILITIES**

**SEWER/WATER:** Public, MDC  
**GAS:** CNG  
**ALARM:** Associatd Security Corporation

**TAXES**

**ASSESSMENT:** \$1,139,250  
**MILL RATE:** 35.64 Town  
 3.10 Fire District B  
 38.74 Total  
**TAXES:** \$34,069.05 (\$1.14/SF)



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