



FOR LEASE

150-154 Knotter Drive, Cheshire, CT 06410

135,470± SF INDUSTRIAL / FLEX BUILDING ON 34.0 ACRES | 30,000± SF FOR LEASE

LEASE RATE \$6.75/SF NNN

HIGHLIGHTS

- 135,470± SF Industrial / Flex Building
- Expansion Potential
- **30,000± SF Available for Lease**
- 100% Central Air
- 2 Loading Docks / 1 Drive-in Door
- Heavy Power
- Ample Parking, Close to Highways
- *This property is also available for Sale*

CONTACT

Sam Crampton

Cell: 203-343-8426

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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: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300



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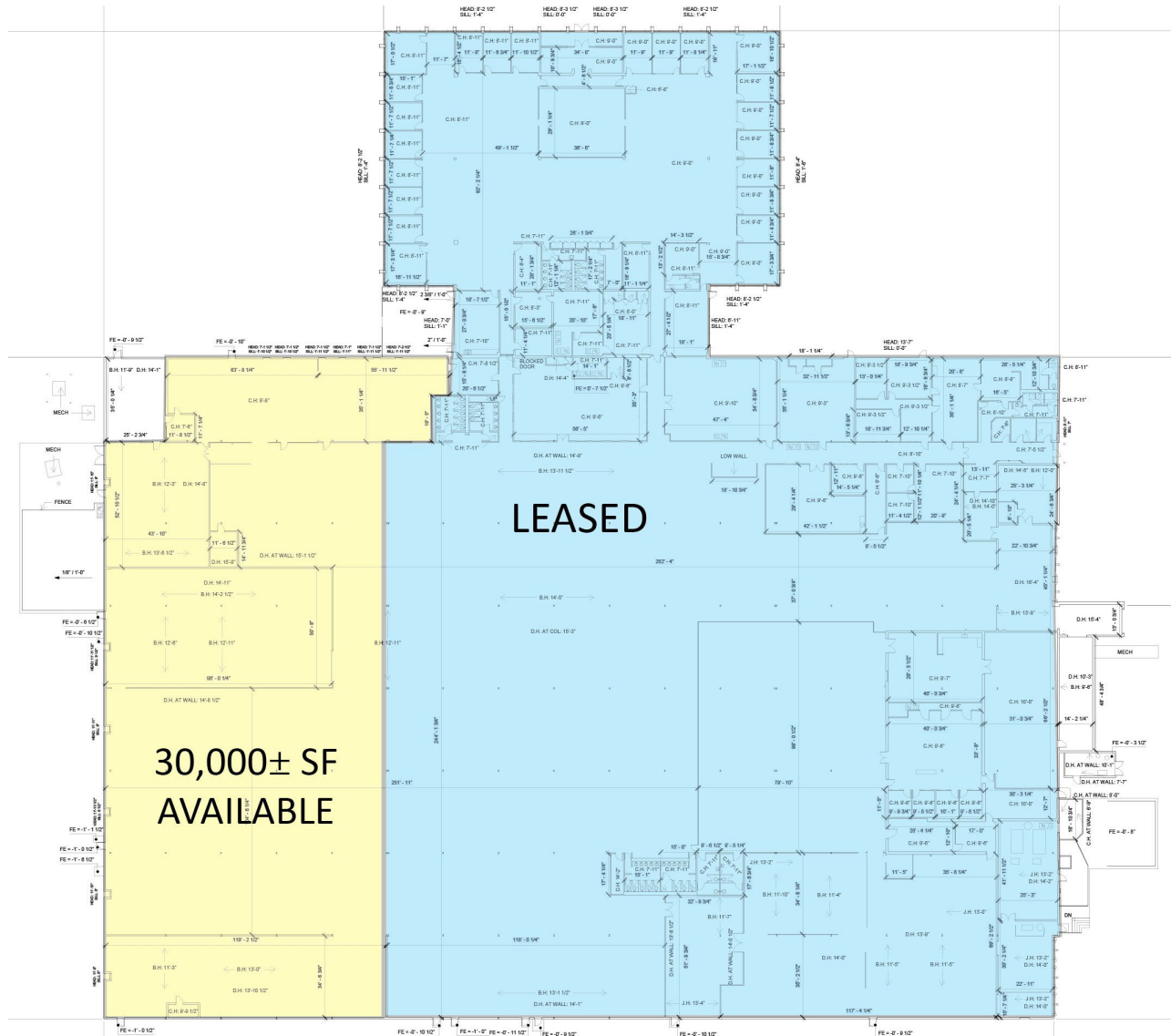
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OR & L COMMERCIAL FOR LEASE

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BUILDING INFORMATION

GROSS BLDG AREA: 135,470± SF
AVAILABLE AREA: 30,000± SF
OF FLOORS: 1
LOADING DOCKS: 2 Loading Docks
DRIVE-IN DOORS: 1 Drive-in Door
CLEAR HEIGHT: 14 Feet
CONSTRUCTION: Masonry
ROOF TYPE: Composite
YEAR BUILT: 1972

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air 100%
HEAT: Gas, Forced Hot Air
SPRINKLERED: Fully Sprinklered, Wet System
ELECTRIC/POWER: Heavy Power - 1200amp, 480v 3ph 4w

SITE INFORMATION

SITE AREA: 34.0± Acres
ZONING: I-2
PARKING: Ample
SIGNAGE: Building, Monument
VISIBILITY: Excellent
HWY ACCESS: I-691 or I-84

UTILITIES

SEWER/WATER: Public Connected
GAS: Yes

TAXES

ASSESSMENT: \$4,040,750
MILL RATE/TAXES: 29.74 / \$120,171.92

EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord
NNN EXPENSES: \$2.62/psf

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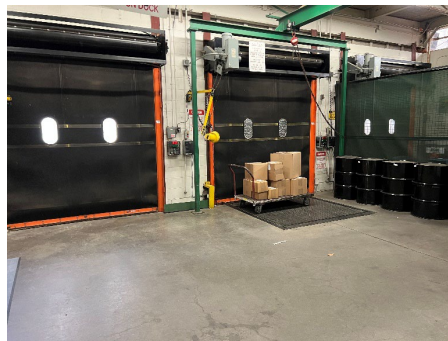
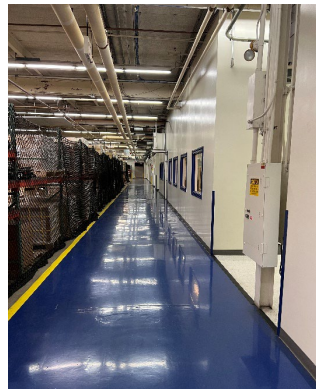
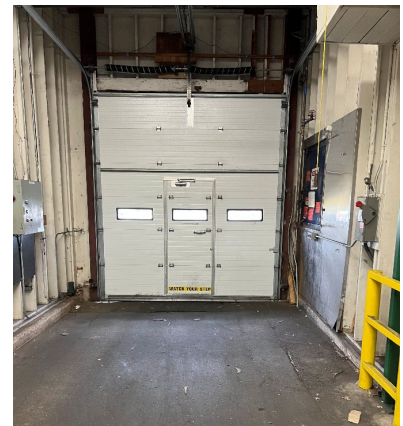
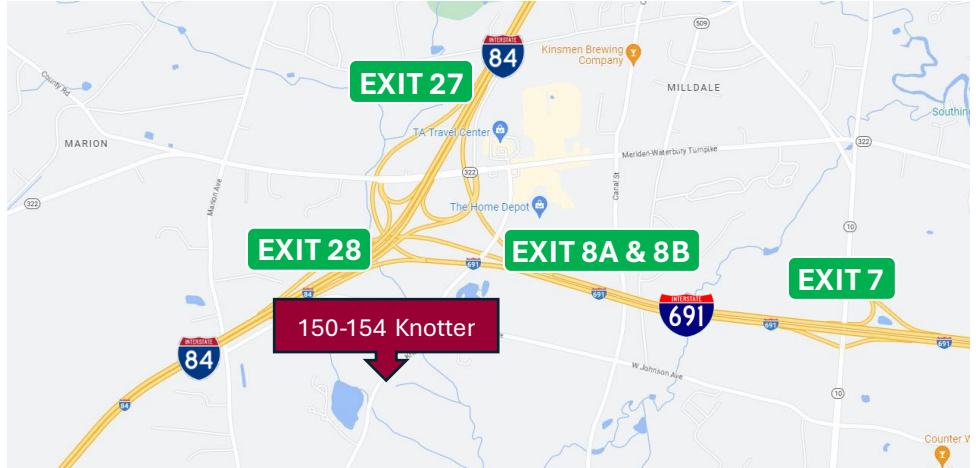
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