



Ranked in Top 50
Commercial Firms in U.S



FOR LEASE

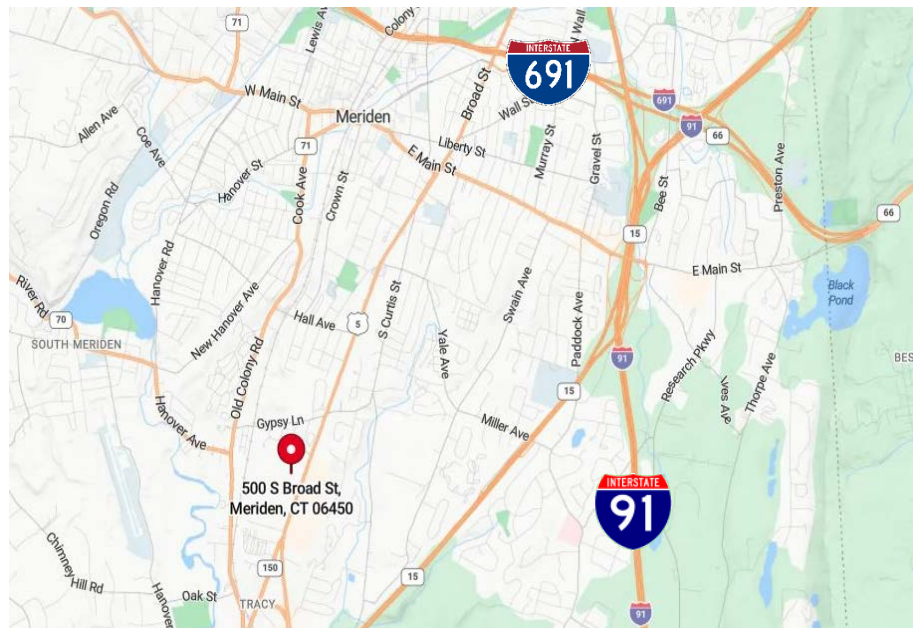
500 South Broad Street, Meriden, CT 06450

Up to 125,426± Industrial Space

LEASE RATE \$4.25/SF NNN

HIGHLIGHTS

- Up to 125,426± SF Industrial Space
- 11 Loading Docks
- 1 Drive-in Door
- 48.10± Acres
- 550 Parking Spaces
- Zoning: M-3
- Heavy Power Available
- **Note: Up to 63,417± SF Office available. See Office Flyer.**



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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

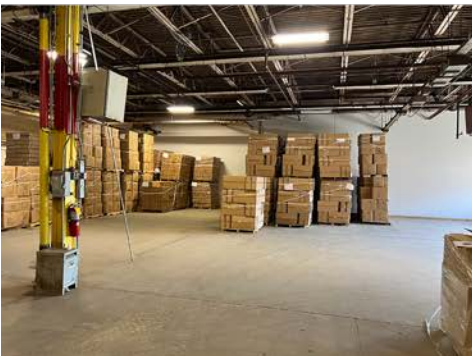
Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

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UP TO 125,426± SF



45,000± SF – 125,426± SF Industrial Space



ORL COMMERCIAL FOR LEASE

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500 South Broad Street, Meriden, CT

UP TO 125,426± SF

BUILDING INFORMATION

GROSS BLD. AREA: 422,000±

312,000 SF Ind.

110,00 SF Office

AVAILABLE AREA: LL: 125,426± SF

2nd FL: 30,000± SF Office

3rd FL: 33,417± SF Office

OF FLOORS: 3

LOADING DOCKS: 11

DRIVE-IN DOORS: 1

CLEAR HEIGHT: Flex: 10' / Industrial 17.6'

COLUMN SPACING: 24' x 24'

CONSTRUCTION: Masonry block with brick

ROOF TYPE: Concrete with modified membrane

YEAR BUILT: 1957, 1961-1963, 1970

MECHANICAL EQUIPMENT

TYPE OF HEAT: Natural Gas

SPRINKLERED: Yes

ELECTRIC/POWER: 277/480V

ELEVATORS: 1 passenger, 1 freight/6,000lbs

SITE INFORMATION

SITE AREA: 48.10± acres

ZONING: M-3

PARKING: 550 Spaces (2.54/1000)

SIGNAGE: Building and Monument

VISIBILITY: Limited

HWY ACCESS: Rt. 15, I-691, I-91

TRAFFIC COUNT: 16,500

UTILITIES

SEWER/WATER: City

GAS: Yankee Gas

TAXES

ASSESSMENT: \$8,125,900

MILL RATE: 29.99

TAXES: \$243,695.76(\$0.58/SF)

EXPENSES

RE TAXES: ☐ Tenant ☒ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☐ Tenant ☒ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord

NNN EXPENSES: \$1.65/SF



CONTACT

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