



CONTACT | **JOE SULLO II**
EXCLUSIVE | joe@smrea.com
AGENT | 860-882-9631



ABOUT THE PROPERTY

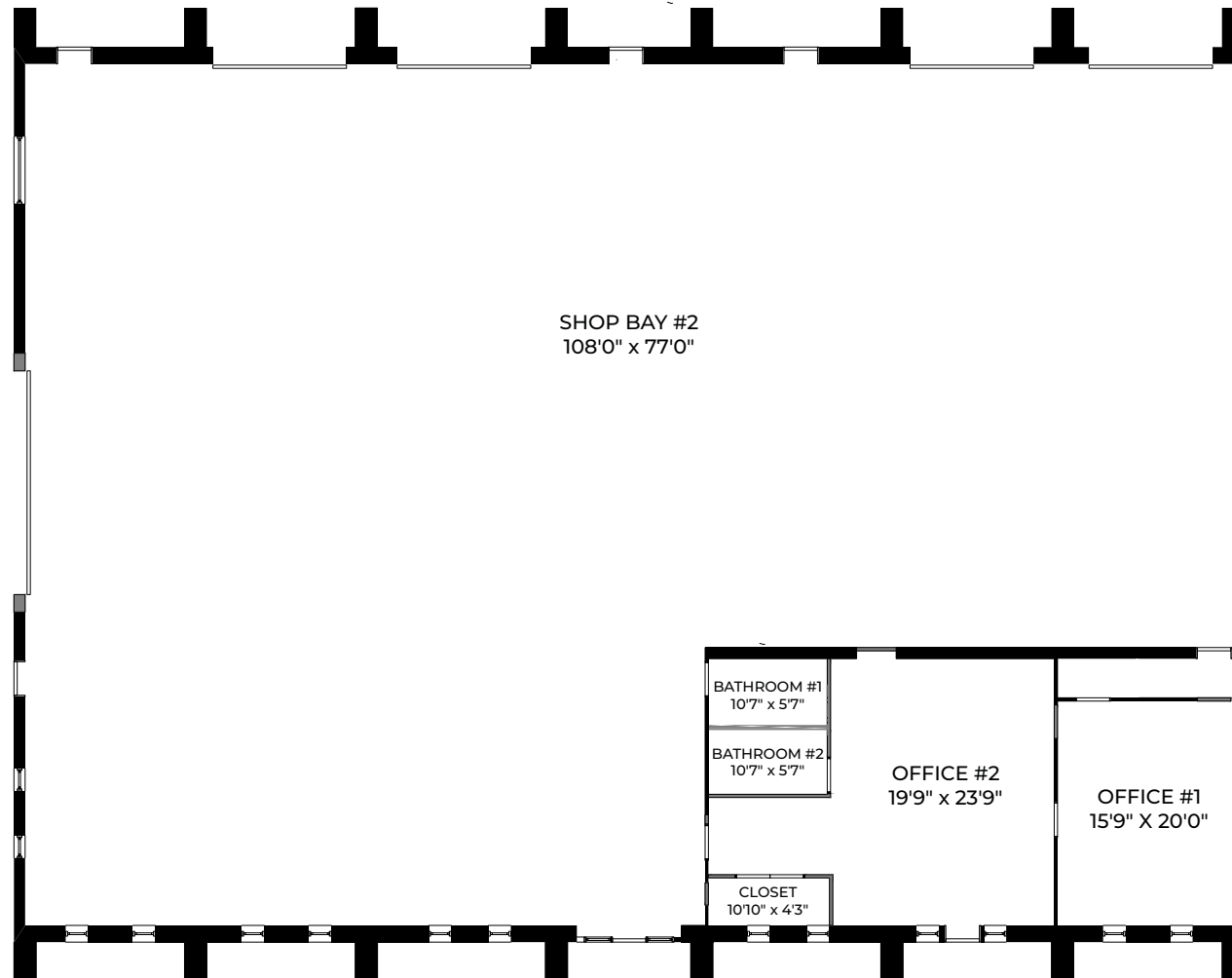
- ▶ ±10,050 RSF industrial / flex space — ±8,800 SF clear-span shop + ±1,250 SF mezzanine office
- ▶ 20' clear-height shop with gas heater, HVLS fans, LED lighting & 400 amp / 3-phase / 208V power
- ▶ (1) 14' x 14' grade-level overhead drive-in door and (3) 12' x 14' grade-level overhead drive-in doors
- ▶ Renovated air-conditioned mezzanine office suite (100 amp panel) — private offices, kitchen & storage; (2) restrooms
- ▶ 15 on-site parking spaces plus fenced gravel yard for outdoor storage / fleet parking
- ▶ Fully renovated building (2026) — split-face block construction, metal roof
- ▶ Quiet industrial park setting just off the Berlin Turnpike (Route 5/15) — 28,800+ VPD
- ▶ Minutes to I-84, I-91, Route 9 & Route 15 — central Hartford-market location
- ▶ **Available Space: ±10,050 RSF**



**ASKING RENT
UPON REQUEST**

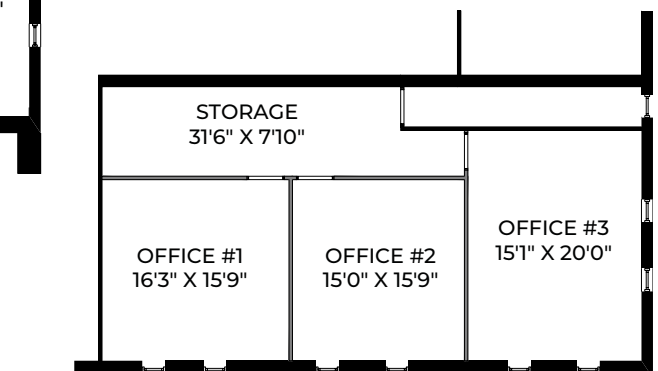


FLOOR PLAN



FIRST FLOOR

MEZZANINE











sam's club

Wood & Tap
Bar & Grill

BEST BUY

MARKET
BY PRICE CHOPPER

Sally's
PIZZA

Stew Leonard's

Friendly's

CAVA

SHAKE SHACK

WITHIN
← 1mi

Burlington

DutchPoint
CREDIT UNION

American Eagle
FINANCIAL CREDIT UNION

BERLIN TURNPIKE

28,800+ VPD

Walmart

WITHIN
1mi →

Target

OUTBACK
STEAKHOUSE®

Chick-fil&

LOWE'S

Santander

CHASE



28 COSTELLO PL

COSTELLO PLACE



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SMREA
REAL ESTATE ADVISORS