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Commercial Firms in US



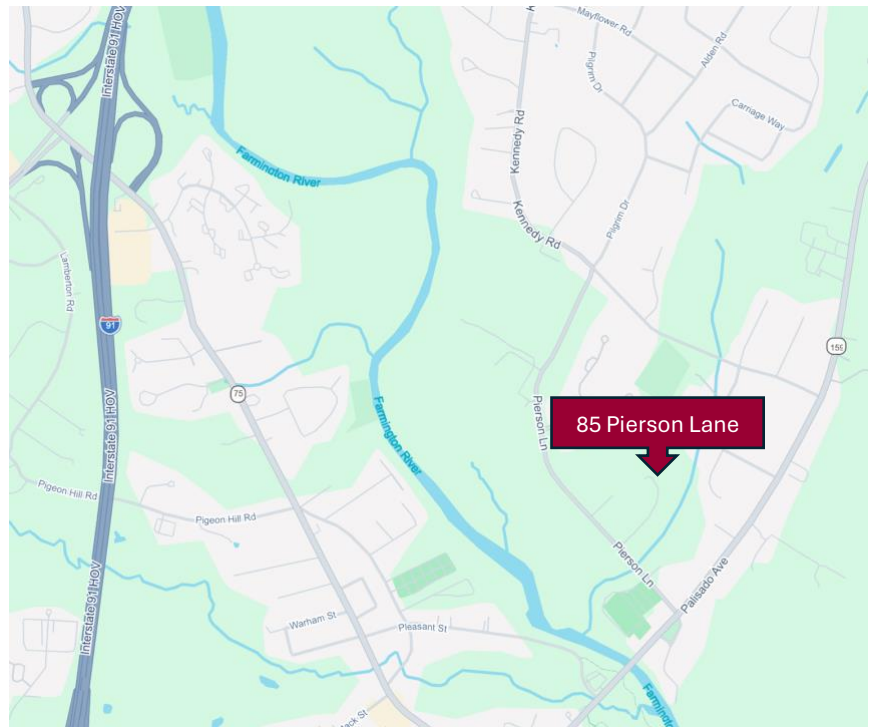
# FOR LEASE

85 Pierson Lane, Windsor, CT 06  
8,750± SF Industrial/Flex Building on 4.35± Acres

**LEASE RATE: \$12.00/SF NNN**

## HIGHLIGHTS

- Recently Renovated
- 6,750± SF of clean and epoxied warehouse space
- 2,000± SF of Modern office space with kitchenette and conference room
- Private & automatic security gate
- 5 drive-in doors
- 16' clear height
- Instant Hot Water Heater
- LED Lighting Fixtures Throughout
- Outdoor Motion Sensor Lighting
- Extra land for storage



## CONTACT

**Kyleigh Caron**

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2430 Silas Deane Highway, Rocky Hill, CT 06067 | (860) 721-0033 | (860) 721-7882

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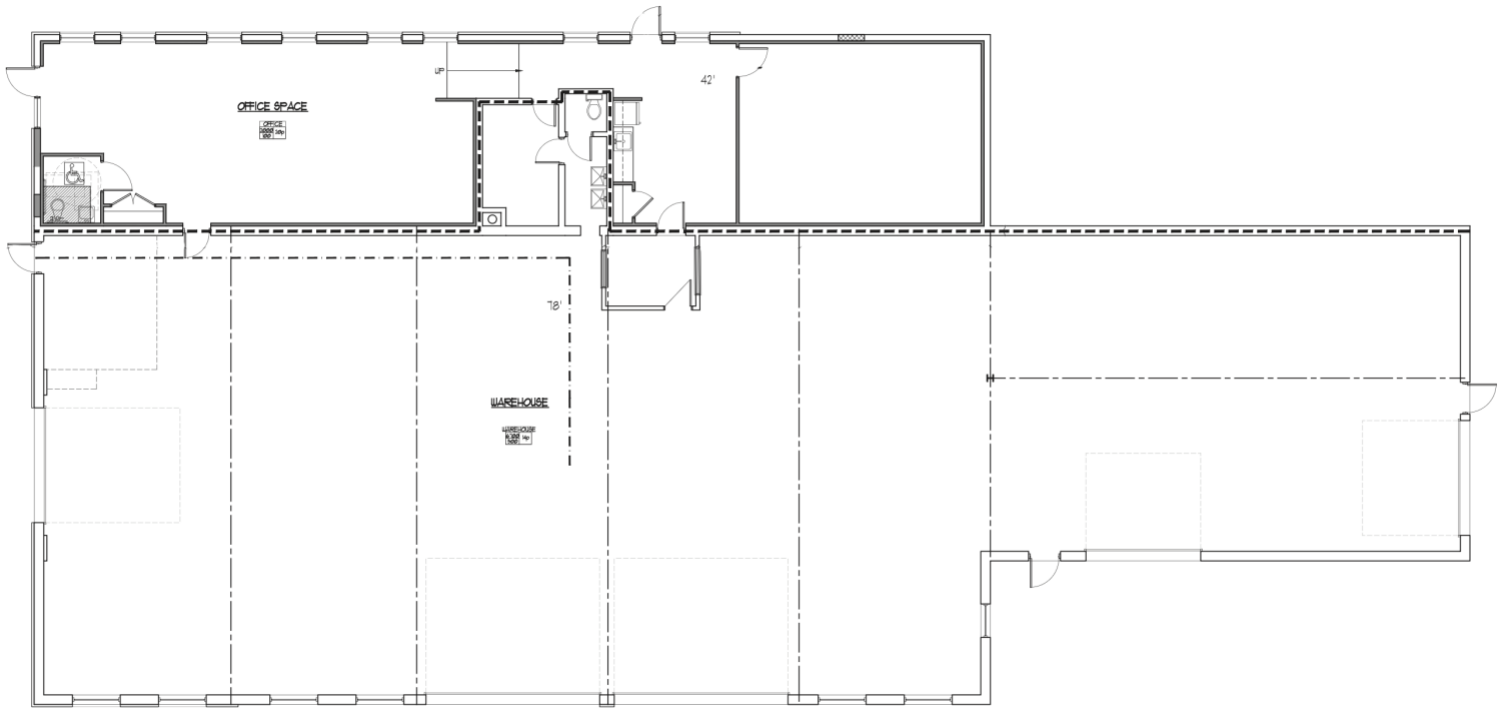


# FOR LEASE

**LEASE RATE \$12.00/SF NNN**

**85 Pierson Lane, Windsor, CT 06095**

**8,750± SF Industrial Building on 7.60± Acres**



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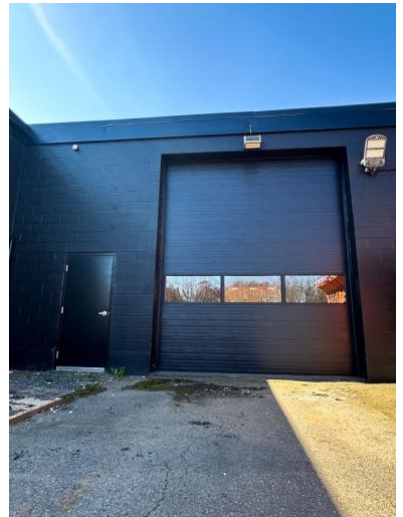
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### BUILDING INFORMATION

**GROSS BLD. AREA:** 8,750± SF

**AVAILABLE AREA:** 8,750± SF

#### SPACE BREAKDOWN:

Office – 2,000± SF inc. kitchen & conference

Warehouse – 6,750± SF clean & epoxied

**DRIVE-IN DOORS:** 5 (10' x 14')

**CLEAR HEIGHT:** 16'

**COLUMN SPACING:** TBD

**CONSTRUCTION:** Masonry

**ROOF TYPE:** Flat, Tar & Gravel

**YEAR BUILT:** 1950, Renovated 2024

### MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Office Only

**HEAT:** Forced Hot Air

**SPRINKLERED:** No

**POWER:** 600 amp/240v/3 Phase

**OTHER:** Private & automatic security gate

### SITE INFORMATION

**SITE AREA:** 4.35± Acres

\*\*Additional 2.2± Acres Available\*\*

**ZONING:** I1 - Industrial

**PARKING:** Ample

**HWY ACCESS:** I-91, Exit 36

### UTILITIES

**SEWER/WATER:** City

**GAS:** Yes

### EXPENSES

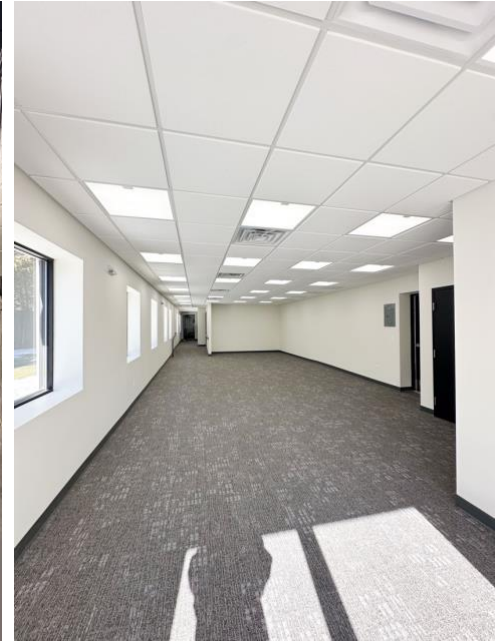
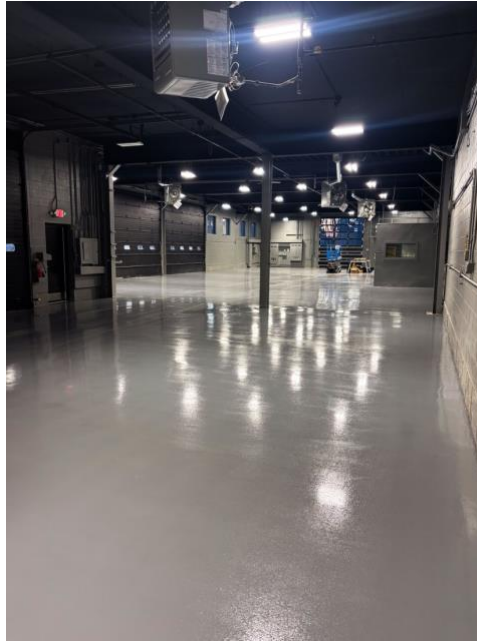
**RE TAXES:**  Tenant  Landlord  
\$4,919.01/Year - \$0.56/SF (2024)

**UTILITIES:**  Tenant  Landlord

**INSURANCE:**  Tenant  Landlord

**MAINTENANCE:**  Tenant  Landlord

**JANITORIAL:**  Tenant  Landlord



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