



Ranked in Top 50
Commercial Firms in U.S.

FOR SALE

815 North Mountain Road, Newington, CT 06111

25,929± SF Industrial Building on 1.28 Acres

SALE PRICE: \$1,660,000

HIGHLIGHTS

- 25,929± SF Industrial Building Available
- 5,279± SF 2nd Floor Office Area
- 20,650± SF Warehouse
- 1.28± Acres
- 1 Loading Dock, 8' x 8' with Leveler
- 2 Drive-in Doors, 12' x 12'
- Heavy Power Throughout
- Highway Access: I-84, I-91

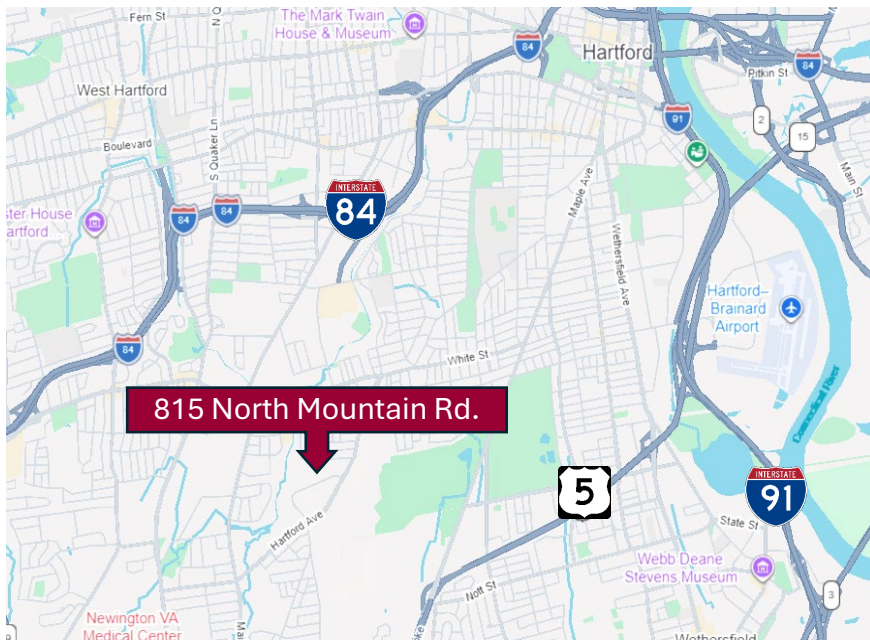
CONTACT

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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: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

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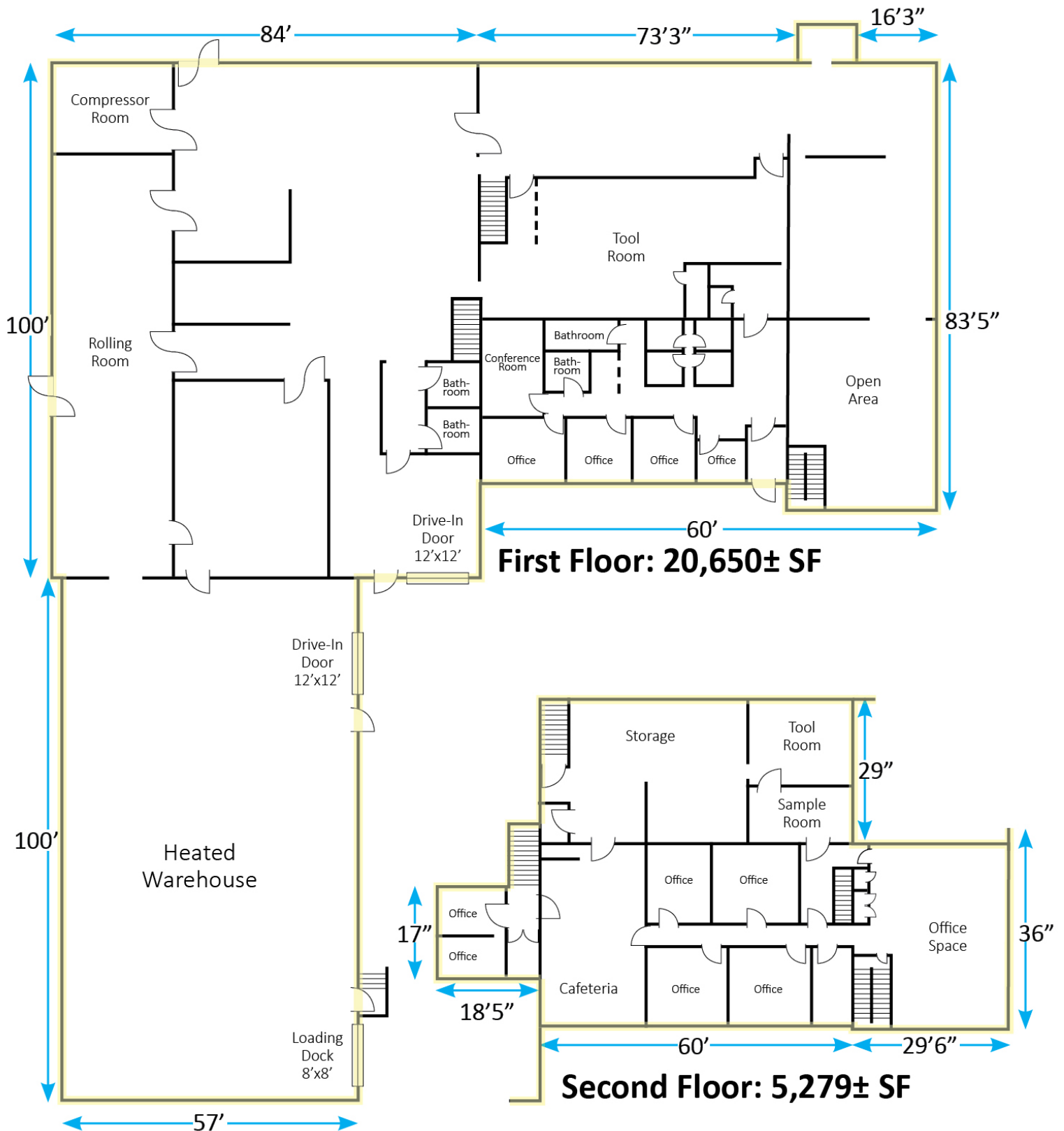


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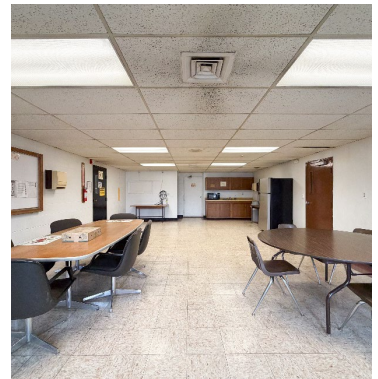
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BUILDING INFORMATION

GROSS BLD. AREA: 25,929± SF

AVAILABLE AREA: 25,929± SF

SPACE BREAKDOWN: Office: 5,279± SF
Warehouse: 20,650± SF

OF FLOORS: 2

FLOOR PLATE: 6" Concrete

LOADING DOCKS: 1, 8' x 8' with Leveler

DRIVE-IN DOORS: 2, 12' x 12'

CLEAR HEIGHT: 12'9" Main – 15'3" Warehouse

COLUMN SPACING: 28' Main – 33' Warehouse

CONSTRUCTION: Masonry & Steel

ROOF TYPE: Rubber,

YEAR BUILT: 1948, Renovated 1994

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central Air in Office Areas

TYPE OF HEAT: Forced Hot Air, Gas

SPRINKLERED: No

ELECTRIC/POWER: 480v, 3ph, 600A and 208v,
3ph, 1200A

ELEVATORS: No

LIGHTING: Upgraded LED Lighting Throughout

SITE INFORMATION

SITE AREA: 1.28 Acres

ZONING: I

PARKING: 25 Spaces

SIGNAGE: Monument

VISIBILITY: Excellent on North Mountain Rd.

FRONTAGE: ±207'

HWY ACCESS: I-84, I-91

UTILITIES

SEWER/WATER: City

GAS: Natural Gas

TAXES

ASSESSMENT: 726,520

MILL RATE: 39.98

TAXES: \$29,046.28 (\$1.35/SF)

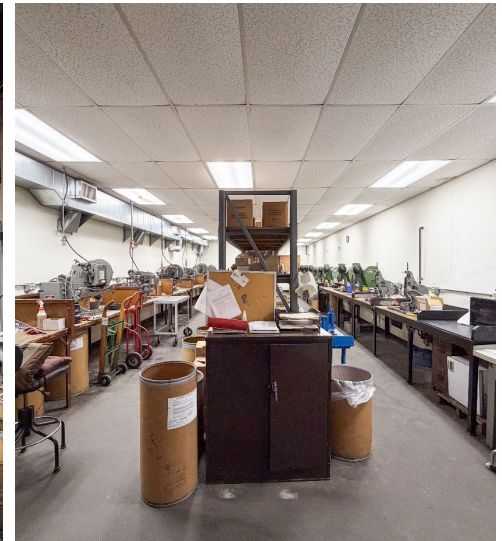
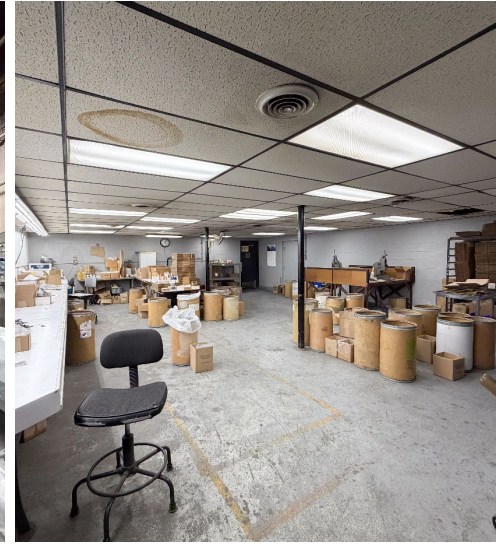
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