



FOR LEASE

118 Prospect Hill Road, East Windsor, CT

3,000± SF Cross-dock Industrial Space, 1,420± SF Office, and 2 acres of Truck Parking for Lease

LEASE RATE: \$9.50/SF NNN | TRUCK PARKING: \$3,500/MONTH/ACRE

HIGHLIGHTS

- 10,420± SF 1-story Industrial Building
- 3,000± SF Cross-dock/Warehouse
- 1,420± SF Office Space
- Built in 1967, Remodeled in 2024
- Cross-dock Truck Terminal Building
- 8 Loading Docks (out of 20 total)
- 9.06 acres in the M-1 Zone
- 2 acres available for Truck Parking
- Basement storage
- Separate trucker access for bath/shower

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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LEASE RATE \$9.50/SF NNN | TRUCK PARKING: \$3,500/MONTH/ACRE

118 Prospect Hill Road, East Windsor, CT

3,000± SF Cross-dock Space, 1,420± SF Office and 2 acres truck parking

BUILDING INFORMATION

GROSS BLD. AREA: 10,420± SF

AVAILABLE AREA: 4,420± SF

SPACE BREAKDOWN:

3,000± SF Cross-dock Cold Storage Warehouse

1,420± SF Office Space (not fully finished)

OF FLOORS: 1 plus basement with storage

LOADING DOCKS: 8 docks in available space

20 total with hydraulic levelers

DRIVE-IN DOORS: 0

CLEAR HEIGHT: 14'

COLUMN SPACING: Clear span

CONSTRUCTION: Pre-engineered steel

ROOF TYPE: Metal – standing seam

YEAR BUILT: 1967, (Renovated 2024)

MECHANICAL EQUIPMENT

AIR CONDITIONING: Office area only

HEAT: Heat Pump, 2 Zone Mini-Splits

SPRINKLERED: No

ELECTRIC/POWER: 200 amp, 3 phase

LIGHTING: LED

SITE INFORMATION

SITE AREA: 9.06 acres (2 acres: Truck Parking)

ZONING: M-1

PARKING: Ample

SIGNAGE: Monument (can be permitted)

VISIBILITY/FRONTAGE: In Rear lot

HWY ACCESS: Less than 1 mile, I-91, Exit 45

UTILITIES

SEWER/WATER: City

GAS: No

TAXES

ASSESSMENT: \$534,060

MILL RATE: Town – 24.89, District – 2.14

TAXES: \$14,435,65 (\$1.39/SF)

EXPENSES

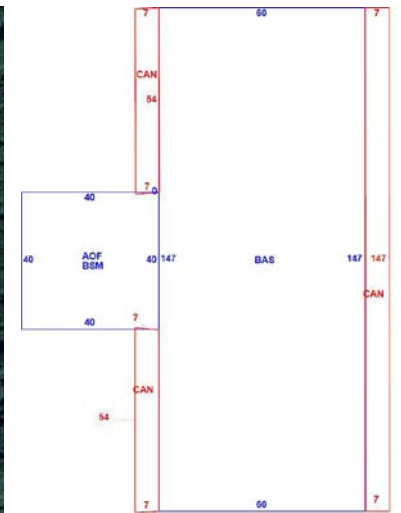
RE TAXES: Tenant Landlord

UTILITIES: Tenant Landlord

INSURANCE: Tenant Landlord

MAINTENANCE: Tenant Landlord

JANITORIAL: Tenant Landlord



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