

OFFERING MEMORANDUM · FOR LEASE

980 STANLEY STREET

New Britain, Connecticut

LEASE RATE

\$17 / SF NNN

BUILDING SIZE

7,490 SF

ALSO FOR SALE

\$1,250,000

KEY PROPERTY NOTES

- Available for lease — entire 7,490 SF building offered at \$17 / SF on a triple-net (NNN) basis; also available for sale at \$1,250,000.
- Building was fully rebuilt ground-up in 2002 — effectively newer construction.
- 7,490 SF warehouse with two oversized garage doors and an advanced interior heating system.
- One garage door is oversized for height and width; the second side door is oversized for width.
- Includes a finished executive office, newly updated bathroom, storage room, and laundry room.
- High-tech surveillance camera security system plus fire, carbon monoxide, and burglary alarms.
- High-strength steel framing, metal roof and siding, concrete walls, and a load-rated roof engineered for added rooftop loads.
- Built to take a beating and last, with zero deferred maintenance.

PROPERTY DESCRIPTION

980 Stanley Street · New Britain, Connecticut

This 7,490 SQFT warehouse is built to take a beating and last, featuring high-strength steel construction framing, a metal roof and metal siding, concrete walls, and bumper stoppers on all walls to protect vehicles — all with zero deferred maintenance. Access is provided by two oversized garage doors: one oversized for both height and width, and a second side door oversized for width. Inside, the property includes a finished executive office, a newly updated bathroom, a storage room, and a laundry room, along with over 30 interior parking spaces, polished concrete floors with an advanced built-in drainage system, an advanced interior heating system, and high-grade insulation on the walls and ceilings. Security is comprehensive, with a high-tech surveillance camera system and fire, carbon monoxide, and burglary alarms. A newly installed high-end energy efficiency system — including LED lighting and efficient electric meters — keeps occupant electricity bills and overall operating expenses extremely low for both tenant and owner. The property also offers a newly renovated parking lot with metal gutters, excellent street visibility with a high daily vehicle traffic count ideal for advertising exposure, and vacant land behind the building that allows for storage expansion, solar installation, or an expanded outdoor common area for tenants. Utilities include city water and city sewer plus city gas. **VPD 12,300** per CT DOT Traffic Study 2024. 24/7 keyless key pad entry access on both doors. All new mechanicals.

980 Stanley Street Offering Memorandum

BUILDING HIGHLIGHTS

- High-end fan fume-evacuation system serving the warehouse floor.
- Illuminated driveway sign for strong street-front visibility.
- Newly installed high-end energy-efficiency system — LED lighting and efficient electric meters cut the occupant's utility bills.
- Polished concrete floors with an advanced drainage system built into the warehouse slab.
- Newly renovated parking lot with metal gutters; over 30 interior parking spaces.
- Excellent street visibility with a high daily traffic count.
- Vacant rear land for outdoor storage or an expanded common area for the tenant.
- City water, city sewer, and city gas; high-grade insulation on walls and ceilings.
- Extremely low operating expenses for the occupant.

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Security is comprehensive, with a high-tech surveillance camera system and fire, carbon monoxide, and burglary alarms. A newly installed high-end energy-efficiency system — including LED lighting and efficient electric meters — keeps the occupant's electricity bills and overall operating expenses extremely low. The property also offers a newly renovated parking lot with metal gutters, excellent street visibility — enhanced by an illuminated driveway sign — with a high daily vehicle traffic count, and vacant land behind the building that allows for outdoor storage or an expanded common area for the tenant. Utilities include city water and city sewer plus city gas. 24/7 keyless keypad entry on both doors. All new mechanicals.

980 Stanley Street · For Lease

An aerial photograph of a commercial property. In the center is a large, single-story warehouse building with a grey metal roof and brick base. To the left of the building is a paved parking lot with white and yellow markings. Further left is a green lawn and a fenced-in playground with colorful equipment. To the right of the building is a paved road with yellow double lines and a white dashed line. A utility pole with wires is visible near the road. The scene is surrounded by trees and a clear sky.

MOVE-IN READY · SINGLE-TENANT BUILDING

TURNKEY WAREHOUSE READY FOR YOUR BUSINESS

Ideal for fleet storage, distribution, contractors, and light industrial use — fully built out with office, restroom, laundry, and 30+ interior vehicle spaces.

PROPERTY HIGHLIGHTS

980 Stanley Street · New Britain, CT

7,490 SF Warehouse

- Fully rebuilt ground-up in 2002; advanced interior heating and high-grade insulation throughout walls and ceilings.

Two Oversized Garage Doors

- Front door: 12'H × 14'W. Side door: 8'H × 20'W — ideal for large vehicles and equipment.

Executive Office Suite

- Finished executive office, updated bathroom, storage room, and laundry room included.

Fume Evacuation System

- High-end fan-driven fume-evacuation system serving the warehouse floor.

Security & Safety

- High-tech surveillance cameras, fire alarm, carbon monoxide detection, and burglary alarm system.

Vehicle Storage Capacity

- Interior space for 30+ vehicles. Parking lot accommodates 31 cars plus trailer overflow.

Low Occupant Costs

- LED lighting and efficient electric meters keep the tenant's utility and operating costs low.

Steel Construction

- High-strength steel framing, metal roof and siding, concrete walls, and a load-rated roof built for added rooftop loads.

Illuminated Driveway Sign

- Lit street-front sign delivers strong visibility and tenant branding.

Outdoor Space

- Vacant rear land available for outdoor storage or an expanded common area for the tenant.

PROPERTY SPECIFICATIONS

980 Stanley Street · New Britain, CT

Property Address	980 Stanley Street, New Britain, CT
Property Type	Industrial / Warehouse
Year Built / Rebuilt	1983 · Full Ground-Up Rebuild 2002
Available	For Lease & For Sale
Lease Rate	\$17 / SF NNN
Sale Price	\$1,250,000
Total Size	7,490 SF
Land Size	1.03 Acres
Zoning	B1 — Commercial Warehouse
Construction	Steel Frame, Metal Roof & Siding
Roof	Load-Rated for Added Rooftop Loads
Wall Height	16 ft
Fume Evacuation	High-End Fan System
Garage Door 1	12'H × 14'W (Front, Oversized H&W)
Garage Door 2	8'H × 20'W (Side, Oversized Width)
Interior Capacity	30+ vehicles
Parking	31 spaces + trailer overflow
Signage	Illuminated Driveway Sign
Utilities	City Water · City Sewer · City Gas
Tenant Pays	Utilities + Taxes, Insurance & CAM (NNN)

Property Details

PARCEL ID

1518

ACCOUNT #

81300980

MAP BOOK

B7B/176//

LAND SIZE

1.03 Acres

INTERIOR PHOTOS

980 Stanley Street · New Britain, CT

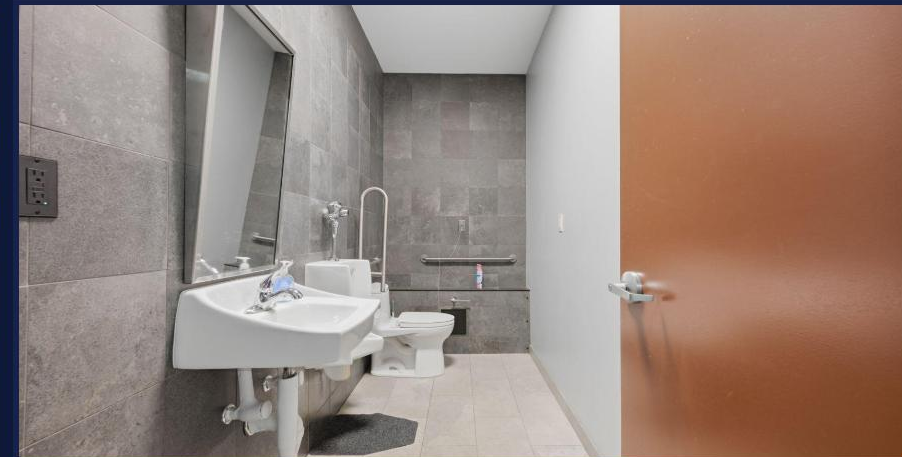


7,490 SF of Industrial Commercial Real Estate

High-strength steel framing, metal roof & siding, concrete walls with bumper stoppers



Finished Executive Office



Newly Updated Bathroom

INTERIOR PHOTOS

980 Stanley Street · New Britain, CT



7,490 SF of Industrial Commercial Real Estate

Polished concrete floors with an advanced drainage system built into the warehouse slab



Laundry Room



Storage Room

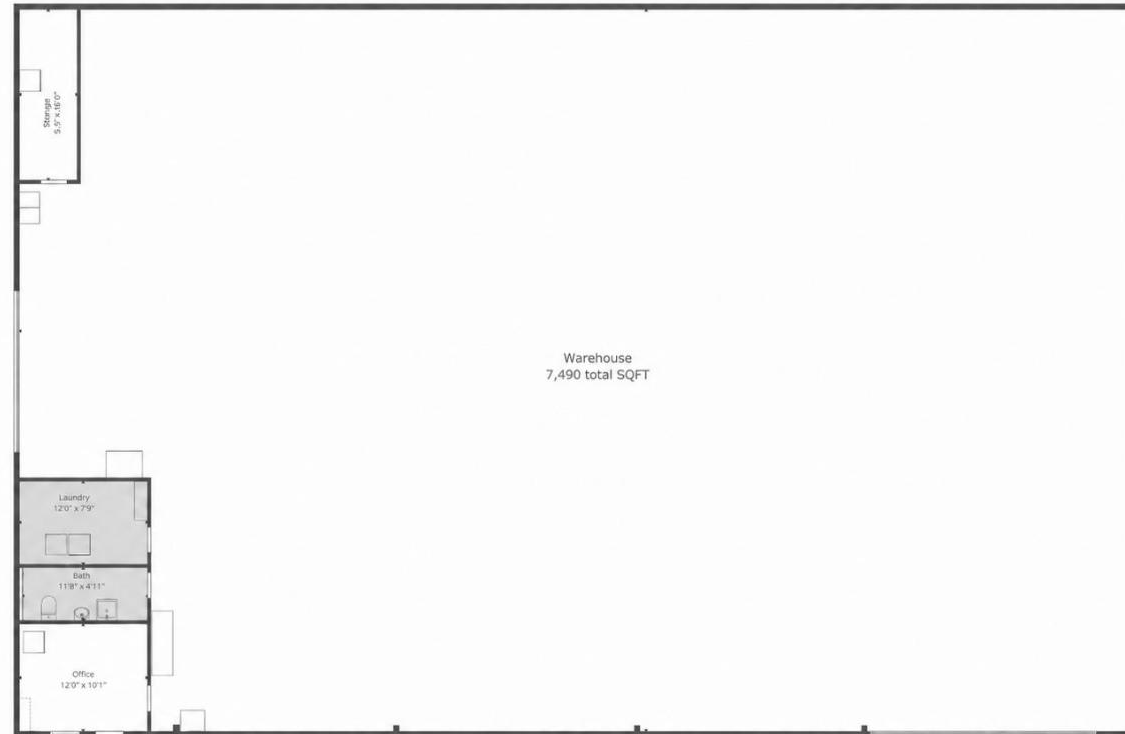
OVERSIZED DRIVE-IN ACCESS

980 Stanley Street · New Britain, CT



FLOOR PLAN

980 Stanley Street · New Britain, CT



TOTAL 7,490 SQFT

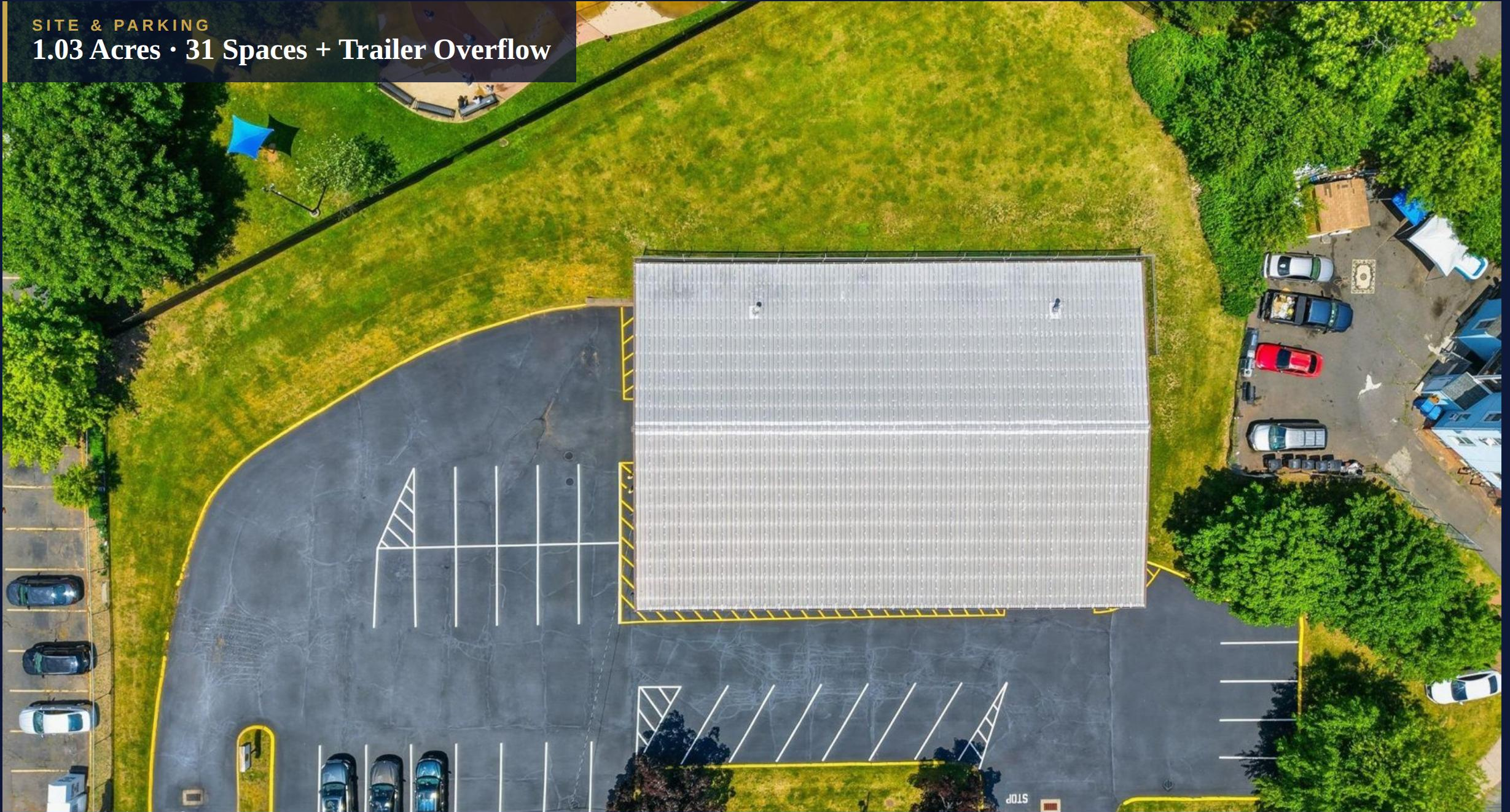
EXCLUDED AREAS: WORKSHOP: 6666 sq. ft, STORAGE: 86 sq. ft, WALLS: 172 sq. ft

Floor Plan Created By CubiCasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

TOTAL 7,490 SF

SITE & PARKING

1.03 Acres · 31 Spaces + Trailer Overflow



LOCATION & MARKET OVERVIEW

980 Stanley Street · New Britain, Connecticut

HIGHWAY ACCESS

2-minute drive to the Route 9 on-ramp connecting I-95 to I-84, providing exceptional regional distribution access.

TRAFFIC COUNT

12,300 vehicles per day (CT DOT 2024) — outstanding visibility and exposure on Stanley Street.

HARTFORD COUNTY

Industrial demand is surging in Hartford County, CT. Limited supply of quality warehouse space drives premium rents.

NNN LEASE

Triple-net structure — the tenant covers taxes, insurance, and maintenance for transparent, predictable occupancy costs.

\$17/SF

NNN Lease Rate

7,490 SF

Building Area

1.03 AC

Total Land

30+

Indoor Vehicle Spaces

12,300

Vehicles / Day

NNN

Lease Structure

FOR LEASE

980 Stanley Street

New Britain, Connecticut

- 7,490 SF Industrial Warehouse — Fully Rebuilt 2002
- NNN Lease — Transparent Occupancy Costs
- Interior Capacity for 30+ Vehicles
- Load-Rated Roof · High-End Fume Evacuation
- Illuminated Driveway Sign · 12,300 VPD Visibility
- 2 Minutes to Route 9 / I-95 / I-84
- Outdoor Storage & Expansion Space Available

LEASE RATE: \$17 / SF NNN

Also available for sale — \$1,250,000

CONTACT

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PROPERTY DETAILS

Parcel ID	1518
Account #	81300980
Map Book	B7B/176//
Land Area	1.03 Acres

EXCLUSIVELY LISTED BY:



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LEGAL DISCLAIMER

980 Stanley Street · New Britain, CT

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or to contain all or part of the information which prospective tenants may require to evaluate a lease of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented as is without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition, and other factors which are subject to uncertainty and may not represent the current or future performance of the Property.

All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective tenants. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and to carefully investigate the economics of this transaction and the Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**