



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

45 Gracey Ave, Meriden, CT 06451
21,000± SF OFFICE SPACE AVAILABLE

LEASE RATE: \$5.00 – \$8.00/SF NNN

HIGHLIGHTS

- Up to 21,224± Office Space Available
- Land available for outside storage and truck parking
- Easy access to I-84 via I-691, and I-91
- Low Triple Net Expenses
- 50,512± SF Warehouse also available with 6 Loading Docks and 2 Drive-in Doors, will subdivide to 10,000± SF

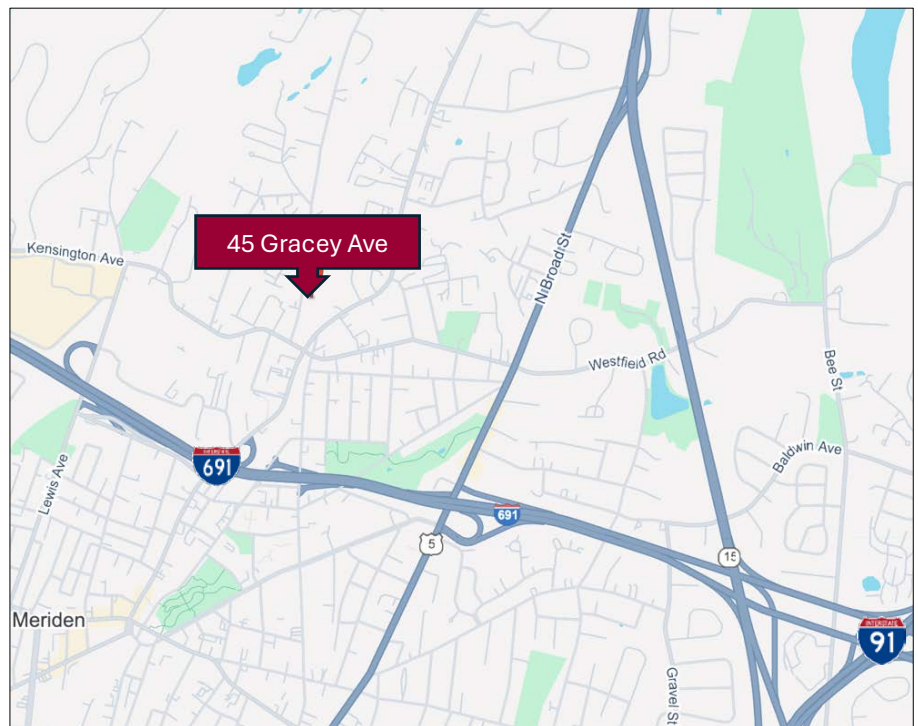
CONTACTS

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



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LEASE RATE: \$5.00 – \$8.00/SF NNN

45 Gracey Ave, Meriden, CT 06451

21,224± SF TOTAL OFFICE SPACE AVAILABLE

BUILDING INFORMATION

GROSS BLD. AREA: 119,775± SF

AVAILABLE AREA: 21,224± SF

1st Floor: 10,400± SF, **2nd Floor:** 10,824± SF

WAREHOUSE AREA: 51,512± SF additional

NUMBER OF FLOORS: 1 in WH, 2 in office

ROOF TYPE: Flat, Rubber

YEAR BUILT: 1953

MECHANICAL EQUIPMENT

AIR CONDITIONING: 100% A/C in Office

HEAT: Gas

SPRINKLERED: 100% Wet Sprinkler System

ELECTRIC: 277/480V, 3 phase, 3200 AMPS

GENERATOR: Generac 20KW

SITE INFORMATION

SITE AREA: 8.00 Acres

ZONING: M-3

PARKING: Ample

SIGNAGE: On Building

VISIBILITY: Good

HWY ACCESS: I-691, I-91, I-84

UTILITIES

SEWER/WATER: City

GAS: Natural Gas

EXPENSES

RE TAXES: Tenant Landlord

UTILITIES: Tenant Landlord

INSURANCE: Tenant Landlord

MAINTENANCE: Tenant Landlord

NNN EXPENSES: \$2.00±/SF

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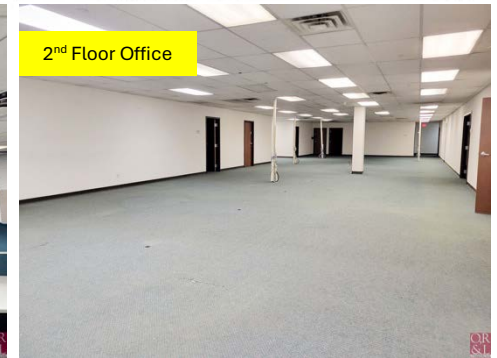
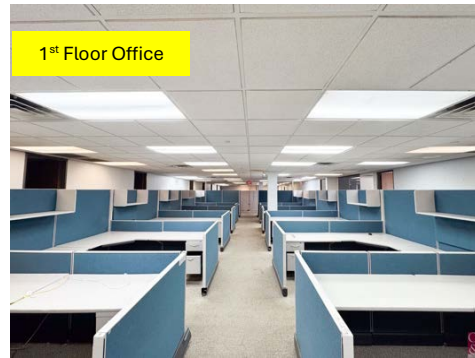
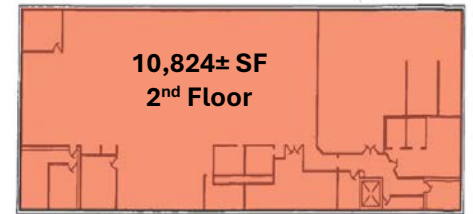
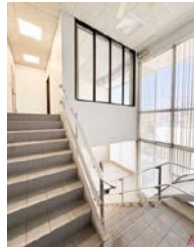
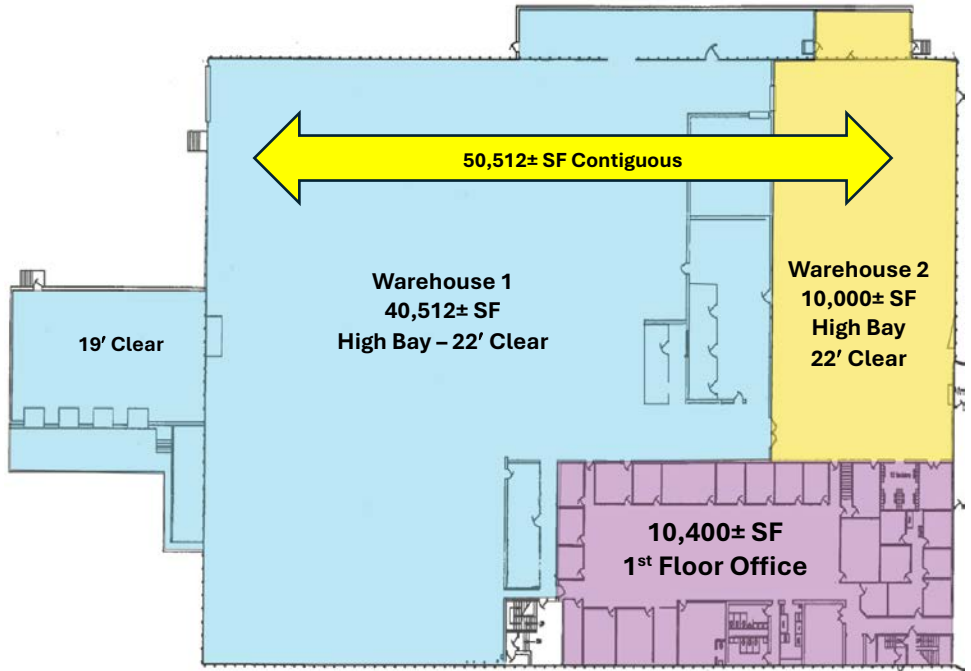
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