

FOR LEASE

4 Alcap Ridge, Cromwell, CT



±4,120 SF Flex / Warehouse Space

\$7.50 PSF (NNN) + Utilities

NNN: \$1.77 PSF

- Approximately 50% warehouse / 50% office
- 12' x 12' loading dock
- 16' clear ceiling height
- Reception area, two private offices, kitchenette, and two restrooms
- Updated HVAC with gas Modine heaters
- Updated LED lighting
- Outdoor storage available
- Convenient access to I-91, I-84, and Route 9

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BUILDING

- Total Building Area: ±21,300 SF
- Available Space: ±4,120 SF
- Construction: Concrete block
- Floor: Concrete slab
- Interior Finish: Warehouse with built-out office space
- Clear Height: 16'
- Roof: Flat (EPDM rubber membrane over metal deck)
- Year Built: 1968
- Loading: One (1) dock-high overhead doors (12' x 12')
- Column Spacing: Clear span

PROPERTY

- Lot Size: 1.78 acres
- ±1 Mile to I-91
- ±9 Miles to I-84
- ±2 Miles to RT-9
- Parking: On-site parking available
- Zone: IND

MECHANICALS & UTILITIES

- Heating: Gas-fired forced air
- Air Conditioning: Central
- Electric Provider: Eversource
- Electrical Service: 800 Amp / 480 Volt / 3-Phase
- Sewer & Water: Municipal

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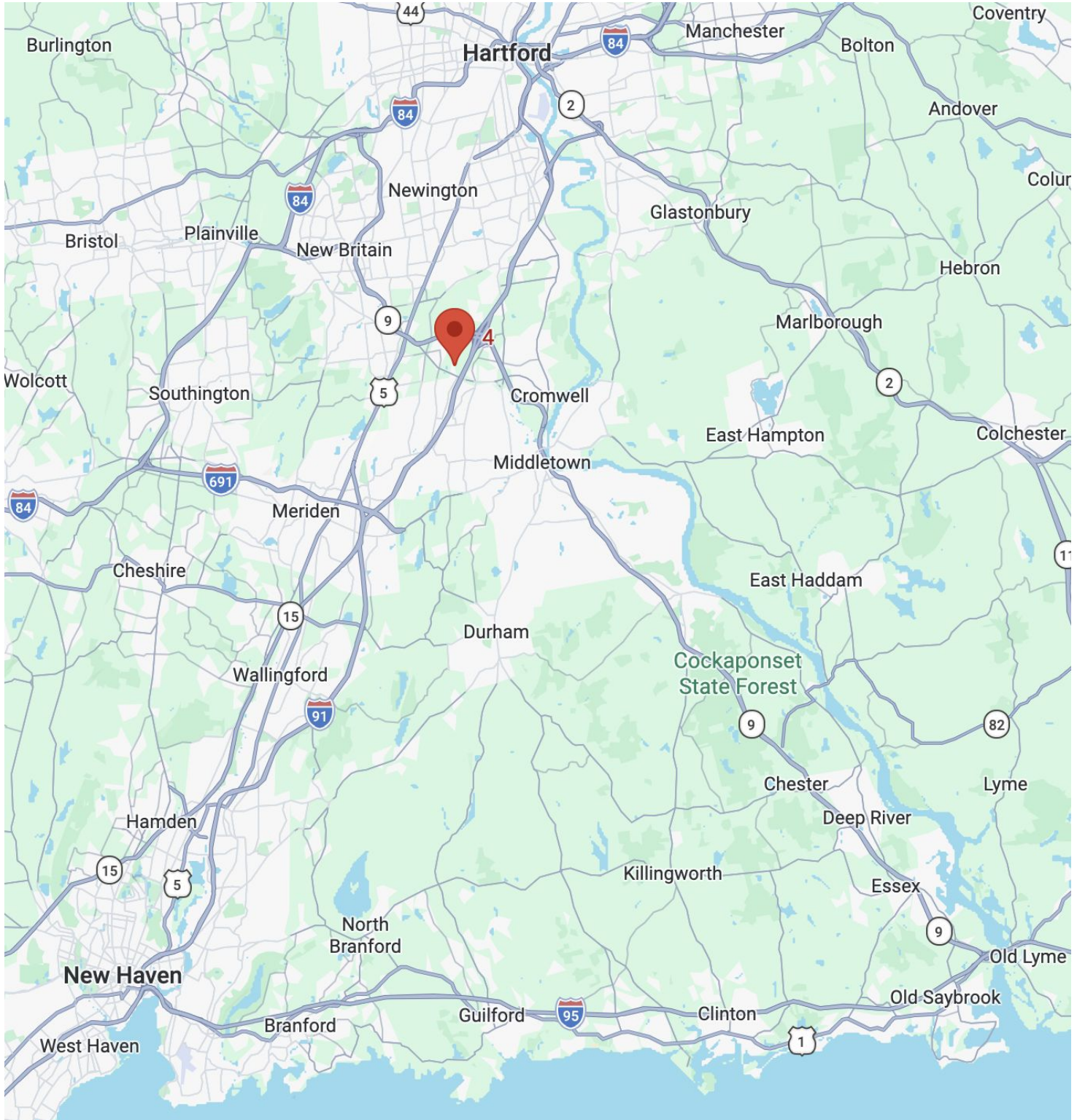
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