



4,000 SF TO 25,600 SF AVAILABLE | CONTACT FOR PRICING

FLEX / INDUSTRIAL FOR LEASE

**7 Kripes Road**  
EAST GRANBY, CONNECTICUT



# 7 KRIPES ROAD

## EAST GRANDY, CONNECTICUT

### SPECIFICATIONS

<b>TYPE</b>	Flex / Industrial
<b>TOTAL SIZE</b>	25,600 SF
<b>AVAILABLE SPACE</b>	4,000 SF- 25,600 SF
	+/- Industrial: 12,500
	+/- Office: 12,100
<b>YEAR BUILT</b>	1984
<b>CEILING HEIGHT</b>	16'-18' clear
<b>LOADING</b>	8 dock door 8 drive-in doors
<b>MECHANICALS</b>	
Sprinkler	Wet System
<b>UTILITIES</b>	
Gas	Yankee Gas
Power	800 Amp
Water/Sewer	Municipal
<b>RENTAL RATE</b>	Contact for Pricing
<b>DATE AVAILABLE</b>	1/1/2027

### ENTERPRISE ZONE

Bradley Airport Investment Zone

- Excellent flex building with bright and open office areas
- 16'-18' ceilings, 8 dock high and 8 grade level doors
- Shallow Bay, multi-tenant configuration divisible to 4,000 SF
- Located on Route 20 with 20,300 VPD traffic count



### DAMON BOWERS

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FOR MORE INFORMATION, CONTACT

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