



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

299 Industrial Park Road, Middletown, CT 06457

11,250± SF HIGH-BAY INDUSTRIAL / WAREHOUSE SPACE | 28' – 30' CLEAR

LEASE RATE: \$8.75/SF NNN

HIGHLIGHTS

- Impressive Clear Heights 28'-30'
- Easy Highway Access
- 2 Loading Docks & 1 Drive-in Door
- 11,250± SF Available in 24,929± SF Industrial / Flex / Warehouse Facility
 - 10,000± SF Warehouse Space
 - 1,250± SF Built-out Office Space

CONTACT

Sam Crampton

Cell: 203-343-8426

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WWW.ORLCOMMERCIAL.COM



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: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | PAGE 1 OF 4

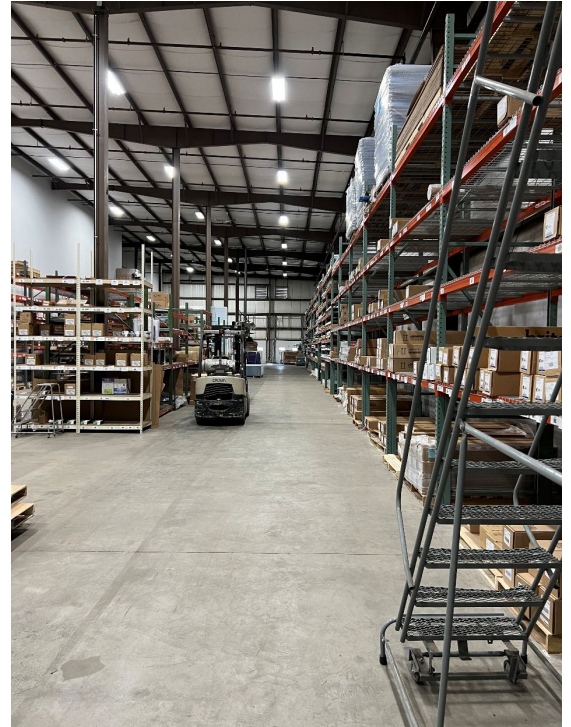


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FOR LEASE

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11,250± SF HIGH-BAY INDUSTRIAL SPACE / WAREHOUSE SPACE

BUILDING INFORMATION

GROSS BLDG AREA: 24,929± SF

AVAILABLE AREA: 11,250± SF

WILL SUBDIVIDE TO: 11,250± SF

OF FLOORS: 1

SPACE BREAKDOWN: 1,250± SF Office /
10,000± SF Warehouse

LOADING DOCKS: 2

DRIVE-IN DOORS: 1

CLEAR HEIGHT: 28' – 30'

COLUMN SPACING: 25' x 25'

CONSTRUCTION: Steel Frame

ROOF TYPE: Pitched Metal

YEAR BUILT: 1982

MECHANICAL EQUIPMENT

AIR CONDITIONING: A/C in Office

HEAT: Gas, Forced Air

SPRINKLERED: Yes

ELECTRIC/POWER: 400amp, 3 Phase

SITE INFORMATION

SITE AREA: 2.42± Acres

FRONTAGE: 400'

ZONING: IT – Interstate Trade Zone

PARKING: 52 Parking Spaces

SIGNAGE: Monument & Building

VISIBILITY/FRONTAGE: Excellent

HWY ACCESS: 1 Mile to I-91

UTILITIES

SEWER/WATER: Public Connected

GAS: Yes

TAXES

ASSESSMENT: \$1,291,807

MILL RATE: 33.30

TAXES: \$43,017.18 (thru Jan 2027)

EXPENSES

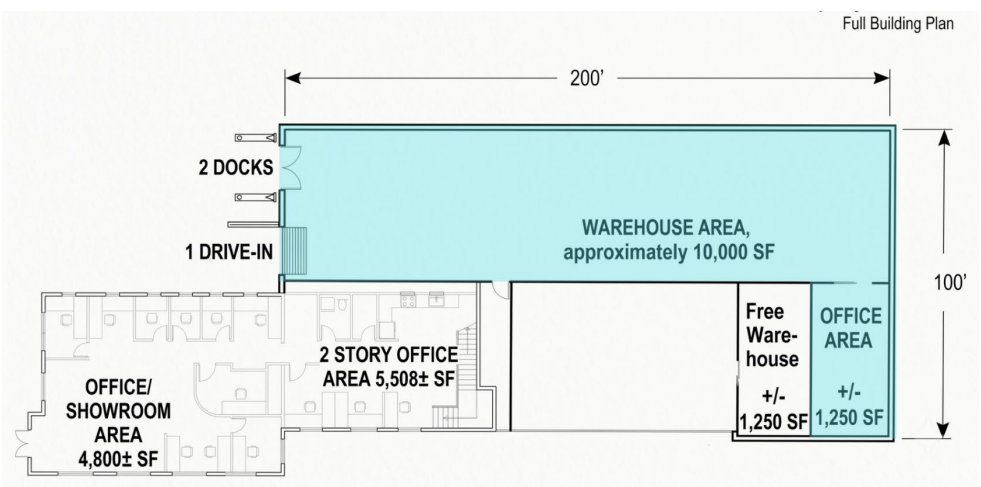
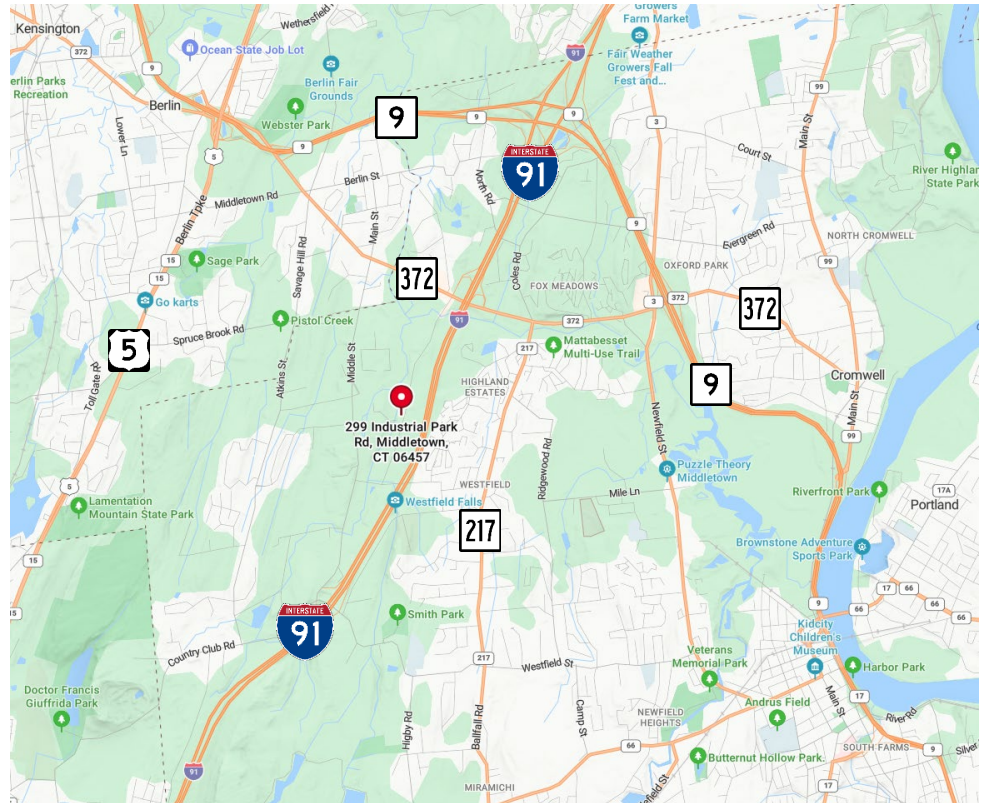
RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



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