

FOR SALE OR LEASE

13,500 SF FLEX INDUSTRIAL BUILDING

Expandable building on 3+ acres of land



17 Kenneth Dooley Drive, Middletown, CT

AVAILABLE SPACE:

AVAILABLE SF: **13,500**
MINIMUM AVAIL: **13,500**
AVAIL WHEN: **90 Days**

BUILDING INFORMATION:

GROSS BLDG SIZE: **13500**
ACRES: **3.0**
YEAR BUILT: **1997**
YEAR RENOVATED: **2008**
ZONING: **IT**
STATUS: **Occupied**
CONSTRUCTION: **Masonry**
PKG SPACES: **30+**



COMMENTS:

Free standing building in attractive park setting located immediately off of I-91.

PRICING DETAILS

RENT/SF:	\$6.75	LEASE TYPE:	NNN	RE TAXES:	\$15,928.00	INSURANCE:	\$1,600.00 +/-
SALE PRICE:	\$1,200,000	LEASE TERM:	Min 5 Yrs	MAINT/CAM:	TBD	TI ALLOW:	none

INDUSTRIAL SPECIFICATIONS

GENERAL		WAREHOUSE		POWER		LOADING	
WARHOUSE SF:	10,304	SPRINKLERS:	no	AMPS:	600	GRADE LVL:	1
OFFICE SF:	3,196	MIN CLR HEIGHT:	20'	VOLTS:	480	GL SIZE:	10' X 12'
MEZZANINE SF:	office	MAX CLR HEIGHT:	20'	PHASE:	3	GL LVRS:	no
YARD SF	yes	COL SPACE:	25'x40'	WIRE:	4	DH Doors	1
RAIL:	no	ROOF:	membrane	UTILITIES		DH SIZE	8' x 10'
SEWERS:	yes	HVAC		ELECTRIC	NU	DH LVLRs	no
CRANES:	2	COOLING	Fully	GAS	NU	RAMP:	no
CRANE CAP:	1k / 2k	HEAT	Fully	WATER	Muni	WELL:	no
CRANE CLEAR:	14'			SEWER	Muni	COVERED:	no
				VOICE/DATA	Yes		

FOR FURTHER INFORMATION CONTACT:

Frederick Petrella CCIM (T)203-484-0425 (F)203-286-1128 Email: FredP@CTRealtyGroup.com
Connecticut Realty Group, LLC - 431 Orange St., New Haven CT 06511 www.CTRealtyGroup.com



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