



INDUSTRIAL SPACE

THAT WORKS FOR YOU

3,480 SF WAREHOUSE FOR LEASE

Industrial space solutions for small, medium, and large businesses in Connecticut.



280 Hartford Ave, Unit 2, Newington, CT 06111

focusspaces.com



STRATEGIC NEWINGTON INDUSTRIAL LOCATION

turn-key or built-to-suit



GROSS LEASE PLUS UTILITIES

Gross lease includes building maintenance. Economical LED lighting, and gas heat.



INCLUDED BUILDING AMENITIES

15 Parking spaces, Drive-in door, ADA restroom, new roof, heated warehouse, and more.



BROKER COMMISSIONS PAID

Lease signed directly with the owner, and we pay broker commissions on all rentals.



FLEXIBLE LEASE TERMS

Flexible lease terms designed to fit your needs, with options available up to ten years.



Ideal spaces for:

BROKER PROTECTED

WHOLESALE | PROCESSING | PACKAGING | MANUFACTURING | ASSEMBLY | STORAGE

Property Details: 3,480 SF | Monthly Rent: \$4,000 | Annual SF: \$13.79
Annual Escalation: 4% | Deposit: \$8,000 | Minimum Term: 2 Years



LET'S FIND THE RIGHT SPACE FOR YOUR BUSINESS.

CONTACT JULIA FERNANDES TODAY!



(917) 676-8461

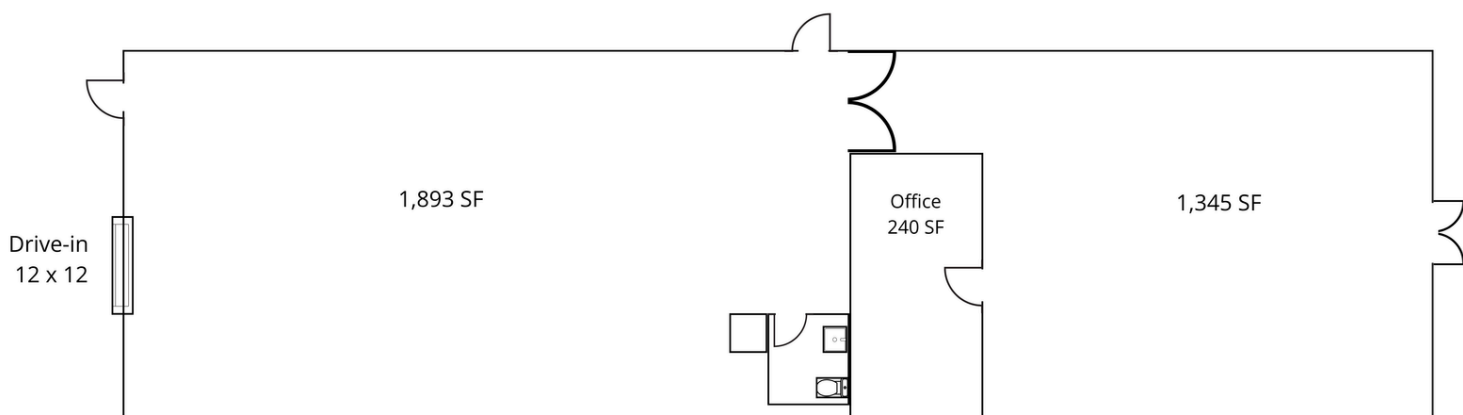


julia@doverbenedictgroup.com

Scan me!



GROSS LEASE + UTILITIES
TURNKEY OR BUILT-TO-SUIT
FLEXIBLE TERMS



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ECONOMICS

Monthly Rent: \$4,000 | **Annual SF:** \$13.79 | **Utilities:** Gas Heating & Electricity | **Annual Escalation:** 4% |
Deposit: \$8,000 | **Minimum Term:** 2 Years

SPACE

Rentable SF: 3,480 | **Divisible:** No | **Ceiling Height:** 14' | **Restroom:** One Renovated ADA Compliant Restroom
New Roof and New Parking Lot

OPERATIONS

Zoning: I - Industrial

Approved Use: Manufacturing, processing, assembly, warehousing, storage, wholesaling, office and business services, trucking operations, and similar industrial uses, subject to Town of Newington approval.

Power: 220 V | 200-amp

HVAC: Two-Zone Gas Heating System

Sprinklers: Wet Sprinkler System

Drive-ins: One 10' x 12' Drive-In Door

Access: 24/7/365

ACCESS

Signage Available

Approx. 3 miles to I-84 and Approx. 3.5 Miles to Route 9

CTtransit Route 63 service within approximately 0.2 mile, at the Hartford Avenue/Data Mail stop

Approximately 6,100 vehicles per day on Hartford Avenue/Route 176

DEAL TERMS

Broker Commission: 3% of Lease Amount | **TI, Delivery, Division Responsibility, and Timing:** Negotiable

