

FOR LEASE - 2,000-8,800 SF +/- OFFICE/FLEX SPACE

45 Connair Road, Orange, CT 06477



COLONIAL PROPERTIES



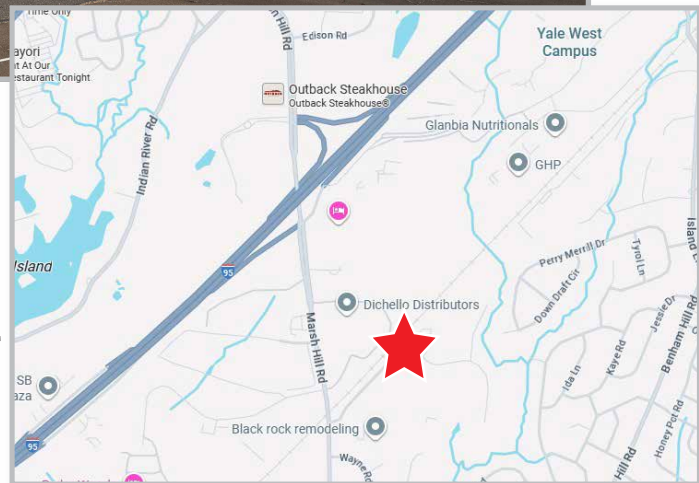
BUILDING INFORMATION

Lease Price: 1st Flr: \$12.50/SF + Util.
2nd Flr: \$8/SF + Util.

Available SF: 1st: 8,823 SF +/-
2nd: 2,000, 2,700 & 3,000 SF

Occupancy: Immediate

Zoning: LI-2



PROPERTY HIGHLIGHTS

- High-end finishes throughout, including marble flooring, new paint, and new LED lighting
- Efficient office layouts with abundant natural light
- 2,250 SF +/- Warehouse space with 25' ceiling height & limited access to loading dock
- Convenient access to I-95 (0.7 miles) and the Merritt Parkway

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



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1ST FLOOR



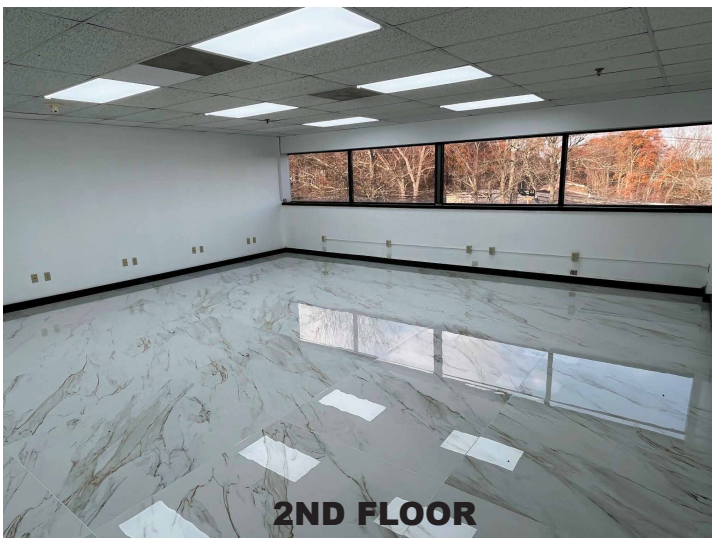
1ST FLOOR



1ST FLOOR- Warehouse



2ND FLOOR



2ND FLOOR

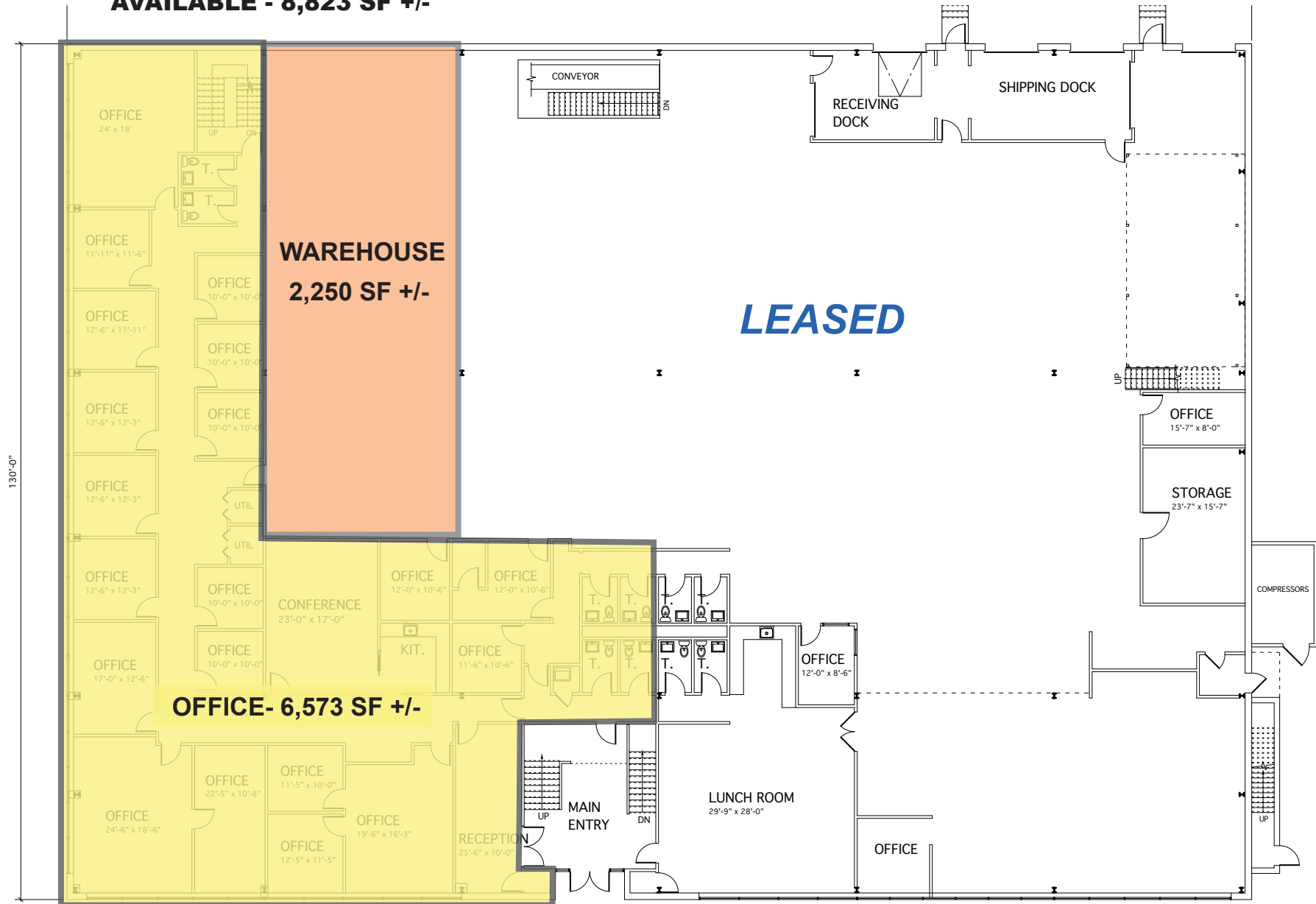


2ND FLOOR

FLOORPLAN- 1ST FLOOR- OFFICE & WAREHOUSE

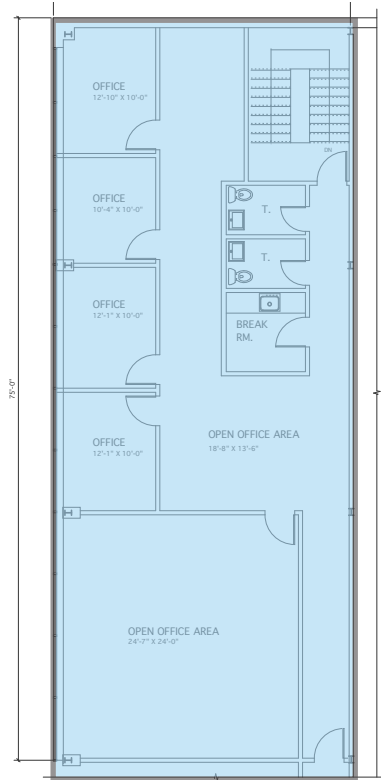
45 CONNAIR RD, ORANGE

AVAILABLE - 8,823 SF +/-



FLOORPLAN- 2ND FLOOR OFFICE UNITS

45 CONNAIR RD, ORANGE



UNIT 7B:
2,000 SF +/-

AVAILABLE SPACE:
3 UNITS-7,700 SF +/- TOTAL
(CAN BE COMBINED)

