



Lease rate  
**\$8.00** psf nnn

## 51 Belamose Avenue Rocky Hill, CT 06067

**±10,000 sf industrial space for lease**

51 Belamose Avenue is a ±35,000 sf industrial property in Rocky Hill, Connecticut. There is ±10,000 sf available for lease.

### FEATURES

- ±35,000 sf industrial building with ±10,000 sf for lease
- ±4.58 acre site
- 2 (12'x10') loading docks & 1 (12'x10') drive-in door
- 18' ceiling height
- ±68 parking spaces
- 110/240 volts & 800 amps
- Easy access to Hartford and New Haven

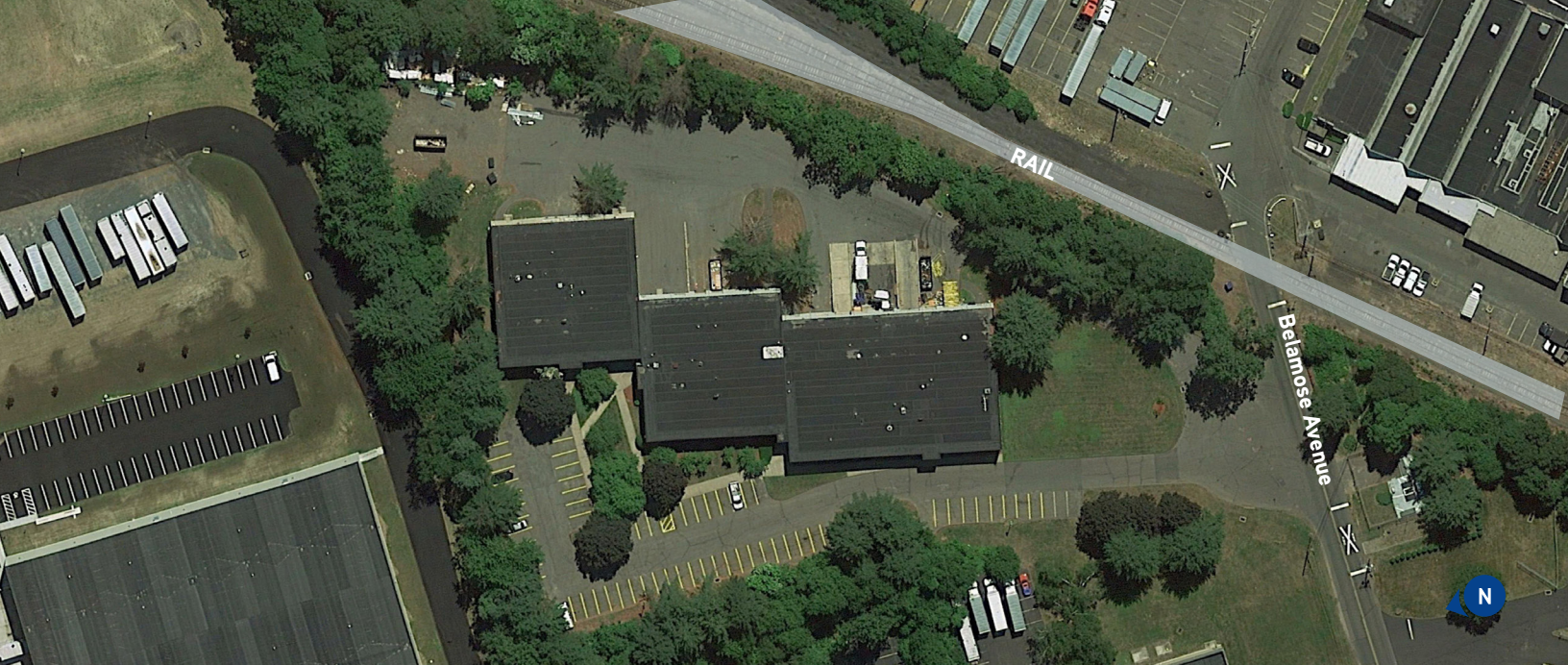
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**Nicholas Morizio, CRE, SIOR**  
860 616 4022  
nicholas.morizio@ct.colliers.com

**Sean Kumnick**  
860 616 4025  
sean.kumnick@ct.colliers.com

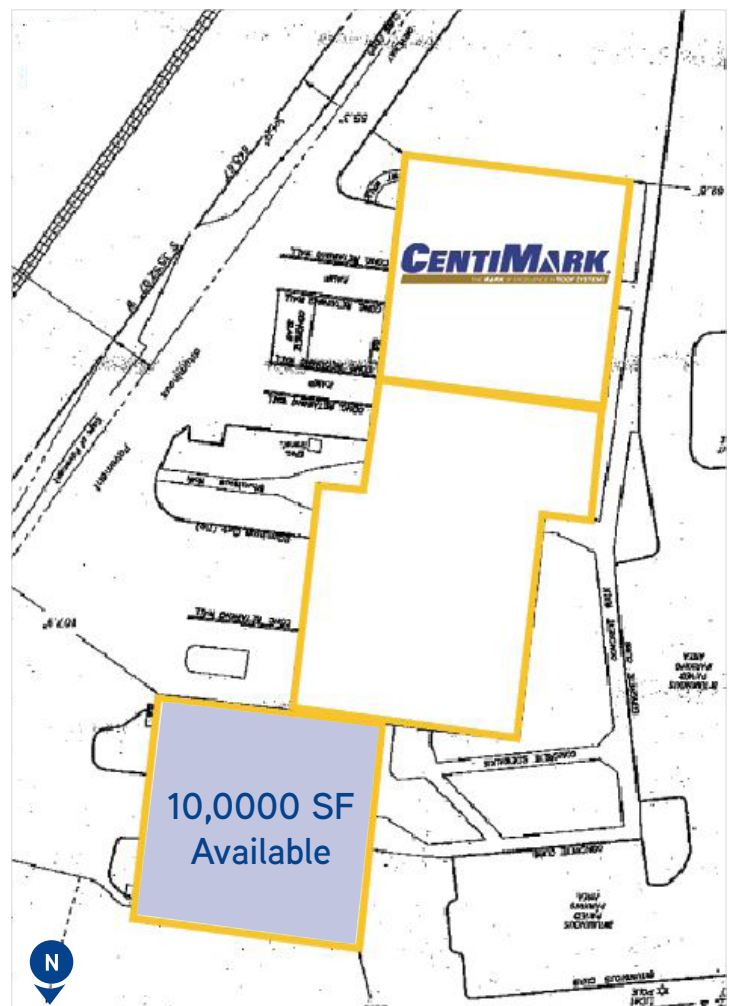
864 Wethersfield Avenue  
Hartford, CT 06114  
860 249 6521 Main

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## Specifications

Total SF	±34,890 sf
Available SF	±15,000 sf
Sub-divide To	±5,000 sf
Loading Docks	2 (12'x10')
Drive-in Doors	1 (12'x10')
Ceiling Height	18'
Year Built	1978
Office A/C	Yes
Shop A/C	Yes
Land Site	4.58 acres
Zoning	Industrial
Parking	68 spaces (1.94/1,000)



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