



Ranked in Top 50
Commercial Firms in U.S.

FOR LEASE

263-275 Park Avenue, East Hartford, CT 06108

30,000± SF Industrial Space Available

LEASE RATE: \$5.95/SF NNN

HIGHLIGHTS

- 30,000± SF Industrial Space
- 2.89± Acres
- Zoning: B-3
- 2 loading docks: 12'x 9' & 8'x10"
- 17'- 19'6" clear height
- 40' x 40' column spacing
- 120 Parking Spaces
- Highway Access: I-84, Rt. 5, Rt. 44



CONTACTS

Mark Berkowitz

Office: (860) 761-6009

Cell: (860) 874-8421

mberkowitz@orlcommercial.com

Will Braun,



Cell: (203) 804-6001

wbraun@orlcommercial.com

Jay L. Morris

Office: (860) 721-0033

jmorris@orlcommercial.com



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: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

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 2

ORL COMMERCIAL FOR LEASE

LEASE RATE \$5.95/SF NNN

263-275 Park Avenue, East Hartford, CT

30,000± SF Industrial Space

BUILDING INFORMATION

GROSS BLD. AREA: 88,496± SF

AVAILABLE AREA: 30,000± SF

OF FLOORS: 1

LOADING DOCKS: 2 Ext, 12'x 9' & 8'x10"

DRIVE-IN DOORS: None

CLEAR HEIGHT: 17' - 19'6"

COLUMN SPACING: 40' x 40'

CONSTRUCTION: Masonry

ROOF TYPE: Flat

YEAR BUILT: 1960

MECHANICAL EQUIPMENT

AIR CONDITIONING: Partial

TYPE OF HEAT: Forced Hot Air

SPRINKLERED: Yes

ELECTRIC: 1,000 amps / 240v 3p Heavy

SITE INFORMATION

SITE AREA: 2.89 acres

ZONING: B-3

PARKING: 120 Spaces, 1.4/1,000

SIGNAGE: On-Building

HWY ACCESS: I-84, Rt. 5, Rt. 44

UTILITIES

SEWER/WATER: City

GAS: Yes

TAXES

ASSESSMENT: \$771,400

MILL RATE: 45.90

TAXES: \$35,407.26 (\$1.18/SF)

EXPENSES

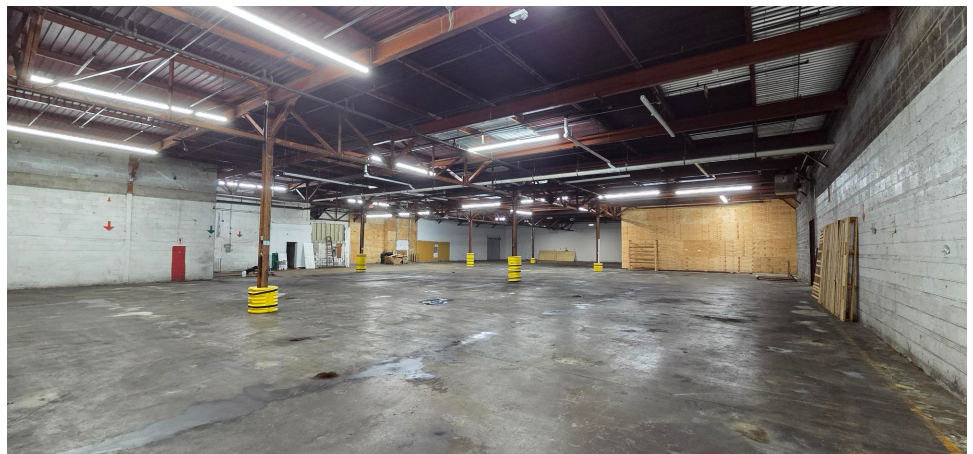
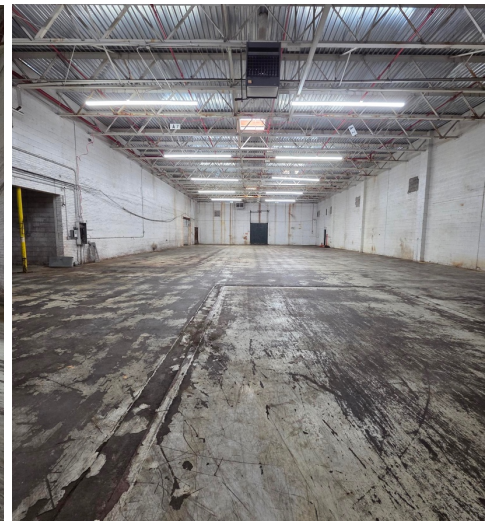
RE TAXES: ☒ Tenant ☐ Landlord

UTILITIES: ☒ Tenant ☐ Landlord

INSURANCE: ☒ Tenant ☐ Landlord

MAINTENANCE: ☒ Tenant ☐ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



CONTACTS

Mark Berkowitz

Office: (860) 761-6009

Cell: (860) 874-8421

mberkowitz@orlcommercial.com

Will Braun, 
Cell: (203) 804-6001
wbraun@orlcommercial.com

Jay L. Morris

Office: (860) 721-0033

jmorris@orlcommercial.com



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: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy. | **PAGE 2 OF 2**