



# For Lease

206 Newington Avenue, New Britain, Connecticut

*Up to +/- 53,000 SF of Prime Manufacturing / Warehouse Space*

# 206 Newington Avenue

New Britain, Connecticut

206 Newington Avenue, New Britain, Connecticut is a prime industrial/manufacturing facility situated on 6.13 acres featuring 53,000+ SF of available space with loading docks, drive-in-doors, 12'-18' clear height, efficient column spacing and ample auto and trailer parking. The property is also conveniently located just 1.27 miles from Routes 9 & 72

## Property specifications

- 136,824 SF manufacturing facility on 6.13 acres
- 18,000-35,242 SF available for lease
- Varying ceiling heights of 12'-18' clear
- Ample on site loading - docks and drive-in-doors
- Ample trailer and auto parking
- Heavy power throughout (480v/277v)

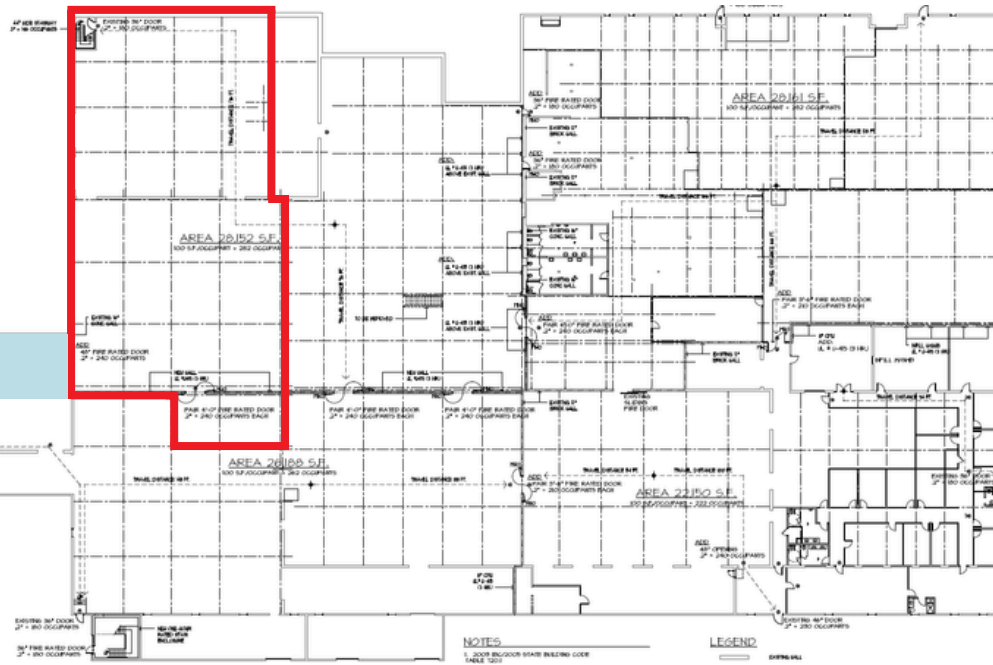
## Advantages and amenities

- Convenient access to Routes 9, 72 and 5
- Excellent access to labor (Hartford/Waterbury)
- Proven industrial / manufacturing location
- On-site building ownership and management

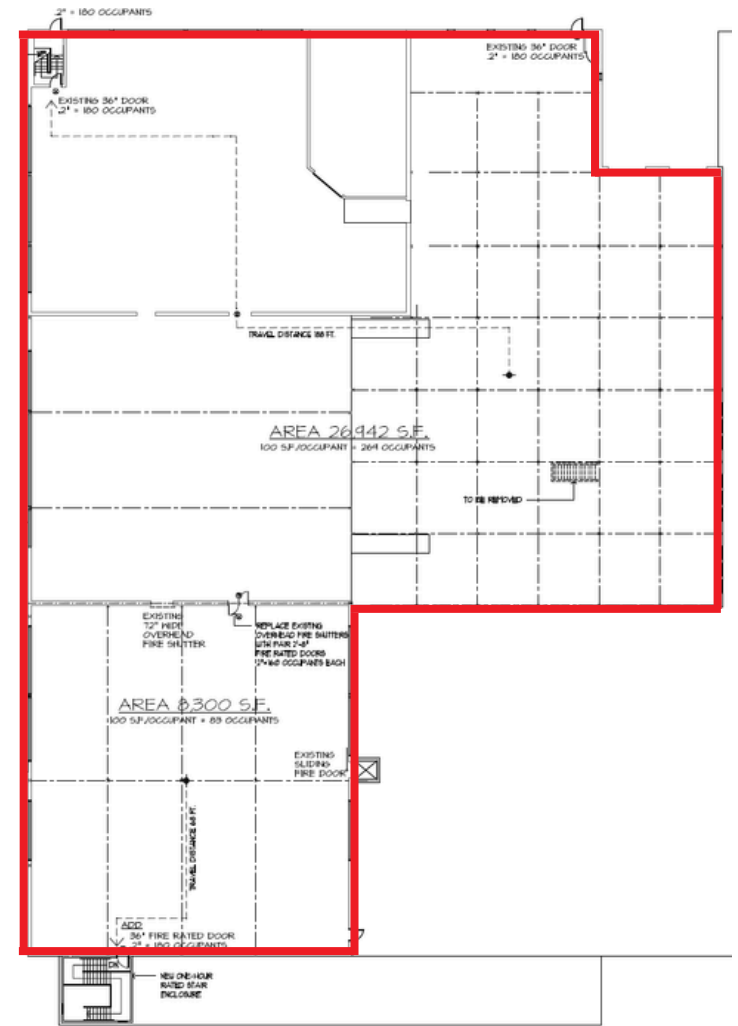
**Asking Lease Rate: \$6.25 per SF Industrial Gross**



# Floor Plans



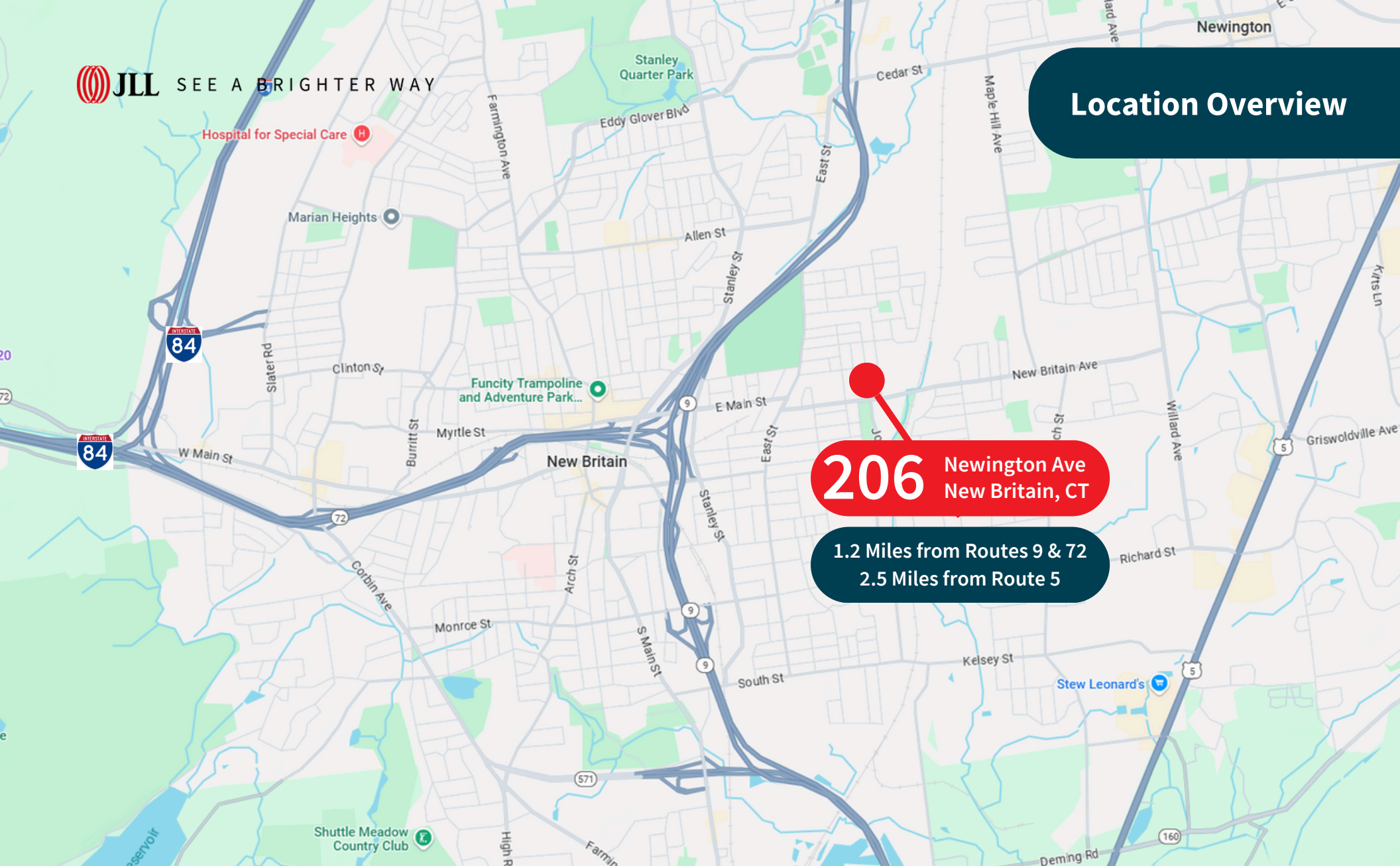
Approximately 18,000 SF Available



Approximately 35,242 SF Available

**206** Newington Avenue  
New Britain, Connecticut

# Location Overview



**206** Newington Ave  
New Britain, CT

1.2 Miles from Routes 9 & 72  
2.5 Miles from Route 5

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