

FOR LEASE

912 OLD COLONY ROAD, MERIDEN, CT



BUILDING SIZE: 9,708 SF

Warehouse: 8,700 SF

OFFICE SPACE: 1,008 SF

YEAR BUILT 1977

CONSTRUCTION: Metal Structure
Metal Roof

LAND AREA: 1.58 Acres

ZONING: M-3

LOAD DOCKS: 1 Exterior

DRIVE -IN: 1 10 x 10

CEILING HEIGHT: 9 – 16 FT

LOCATION: Exit 48 off I-91 and Exit 65 off CT-15

POWER: 3 Phase/400 Amps/480 Volts

UTILITIES: Gas Heating
City Water
City Sewer
Fluorescent Lighting

PARKING: 3.26/1,000 SF

LEASE RATE: \$7.00 SF NNN

CAM/TAXES: \$2.32 SF



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APPROXIMATELY 4.5 MILES OFF EXIT 65 – ROUTE 15
32 MINUTE DRIVE TO TWEED AIRPORT IN NEW HAVEN



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