

235 Edison Road, Orange, CT

Industrial Property for Sale at \$3,600,000.00 OR for Lease: \$10.00/SF NNN



PRICE REDUCED. Modern industrial building for sale or lease with approx. 10,000 SF of office space and 30,600 SF of warehouse space. Office space includes 2,000 SF Class 100,000 Clean Room. Wet System Sprinklers and Full HVAC. Ideal for manufacturing/distribution/assembly. Close to I-95, Exit 41 (Marsh Hill Road).

The Site

Space Available:	40,600 SF
Total Building Size:	40,600 SF
Land:	4.5 Acres
Real Estate Taxes:	\$59,225.82 (2011 Taxes)
Zoning:	LI-2
Year Built:	1997
Construction:	Block/Steel
Stories:	1
Tenancy:	Single

Features

Parking:	98 spaces
Ceiling Height:	18'
Loading:	Two docks, one drive in door.

Utilities

Water/Sewer:	City
A/C:	100%
Heating:	Gas
Power:	1600 amps, 3 phase, 208/120 volts, 4 wire

Contact

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