

**For SALE or LEASE**  
**230 NORWICH RD., PLAINFIELD, CT**  
**Flex, Office, Medical, Retail**



**Completely Renovated**

- ⇒ Public Water , Well Water & Public Gas
- ⇒ New insulation: Ceiling R49, and Walls R30
- ⇒ New Roofs & Gutters piped to storm drain system
- ⇒ New Siding
- ⇒ New Asphalt
- ⇒ New Septic & Leaching Fields
- ⇒ New Interior
- ⇒ New Cameras, Alarms (fire & security) w/ internet monitoring
- ⇒ (7) New Modine Heaters
- ⇒ (3) Commercial Ceiling Fans
- ⇒ (53) Parking Spaces
- ⇒ 170' Front Glass Showroom
- ⇒ Office Central HVAC (S.F. TBD)
- ⇒ Square Feet: 17,442
- ⇒ (2) New 8'x9' Loading Dock Doors w/seals & bumpers
- ⇒ (2) New 12'x13' Elec. Overhead Doors
- ⇒ (2) 10'x10' Elec. Overhead Doors
- ⇒ (1) New 10'x8' Elec. Overhead Door
- ⇒ (3) New Standard Entry Doors
- ⇒ (2) New Handicap Restrooms
- ⇒ 17'6" Ceiling Height
- ⇒ 12' Lowest Ceiling Height
- ⇒ 110/220Volts 800 Amp Elec
- ⇒ Pylon Sign Location

**LYMAN**

**REAL ESTATE BROKERAGE & DEVELOPMENT**  
[www.LymanRE.com](http://www.LymanRE.com)

**RON LYMAN**

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All information stated is from sources deemed reliable and is submitted subject to errors, omissions, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.

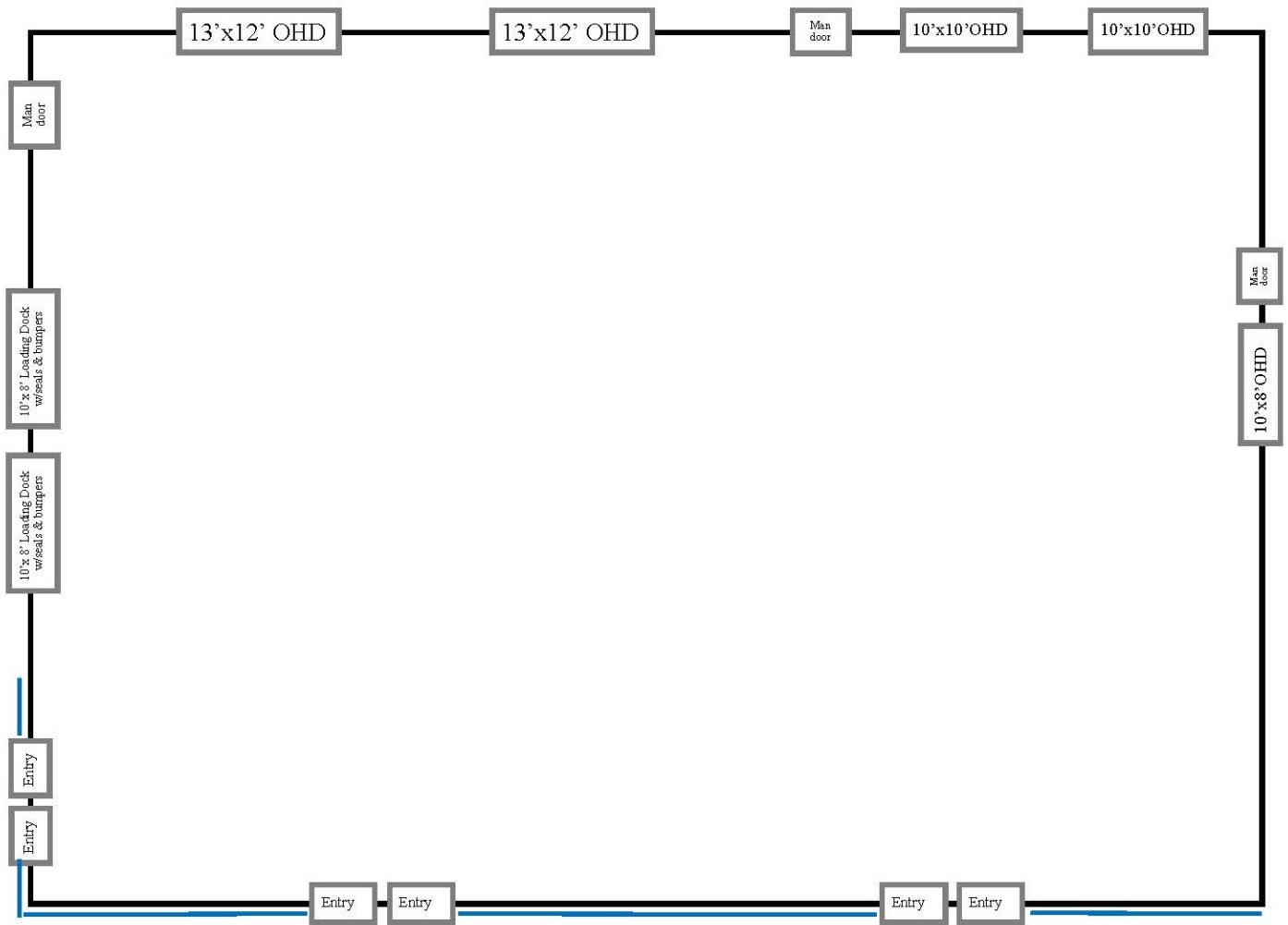







# Floor Plan

230



 = ±190' Display Window