

For SALE or LEASE
226 NORWICH RD., PLAINFIELD, CT



MEDICAL, MANUFACTURING, OFFICE, WAREHOUSE

SHOWN BY APPOINTMENT

Completely Rebuilt

- ⇒ **Total Square Feet: 6,607**
- ⇒ **1,681 SF Office Space**
- ⇒ **7.15 Acres**
- ⇒ **New Split HVAC Systems in Office**
- ⇒ **(3) New Gas Modine Heaters in Shop**
- ⇒ **110/220 Volts 400 amps, 3 phase**
- ⇒ **Public Water & Public Gas**
- ⇒ **New insulation: Ceiling R30, and Walls R30**
- ⇒ **New Roofs & Gutters Piped into Storm Drain System**
- ⇒ **New Siding**
- ⇒ **25 Parking Spaces**
- ⇒ **New Asphalt**
- ⇒ **New Interiors**
- ⇒ **18.5'-22' Ceiling Height w/Commercial Fans**
- ⇒ **(6) 14'x12' Elec. Over head doors**
- ⇒ **(4) New Standard Entry Doors**
- ⇒ **Environmentally Clean to Residential standards**
- ⇒ **New Cameras, Alarms (fire & security) w/ internet monitoring**
- ⇒ **New Handicap Restrooms**
- ⇒ **Onsite Well in addition to public water**
- ⇒ **Pylon Sign Base @ Road Side**
- ⇒ **30,299 SF w/All 3 buildings**

LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

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EASTSIDE

NORTHSIDE



EASTSIDE



SOUTHSIDE



FLOOR PLAN

226

