

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

FOR SALE \$1,132,629

FOR LEASE \$12/ SF NNN



MEDICAL, MANUFACTURING, OFFICE, WAREHOUSE

SHOWN BY APPOINTMENT

Completely Rebuilt

- ⇒ NNN=\$1.35
- ⇒ 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

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FLOOR PLAN

226

