

**FOR LEASE OR FOR SALE**  
**230 NORWICH RD., PLAINFIELD, CT**

**FOR SALE \$2,491,714**

**FOR LEASE \$10/ SF NNN**



**MEDICAL, MANUFACTURING, OFFICE, WAREHOUSE**

**SHOWN BY APPOINTMENT**

## Completely Rebuilt

- ⇒ NNN=\$1.35
- ⇒ Public Water , Well Water & Public Gas
- ⇒ 19.78 Acres, 300' of Road Frontage
- ⇒ 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
- ⇒ (53) Parking Spaces (additional 150'x200' parking lot in the rear lot)
- ⇒ Environmentally Clean to Residential standards

- ⇒ (3) Commercial Ceiling Fans
- ⇒ 190' 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'x13.5' 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
- ⇒ New 800 Amps 3 Phase 440 volts, 110/220 volts. Can be upgraded to 2,000 amps or more
- ⇒ Pylon Sign Location
- ⇒ 30,289 SF with all 3 bldgs

# LYMAN

**REAL ESTATE BROKERAGE & DEVELOPMENT**

[www.LymanRE.com](http://www.LymanRE.com)

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## 230 Norwich Rd, Plainfield



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.





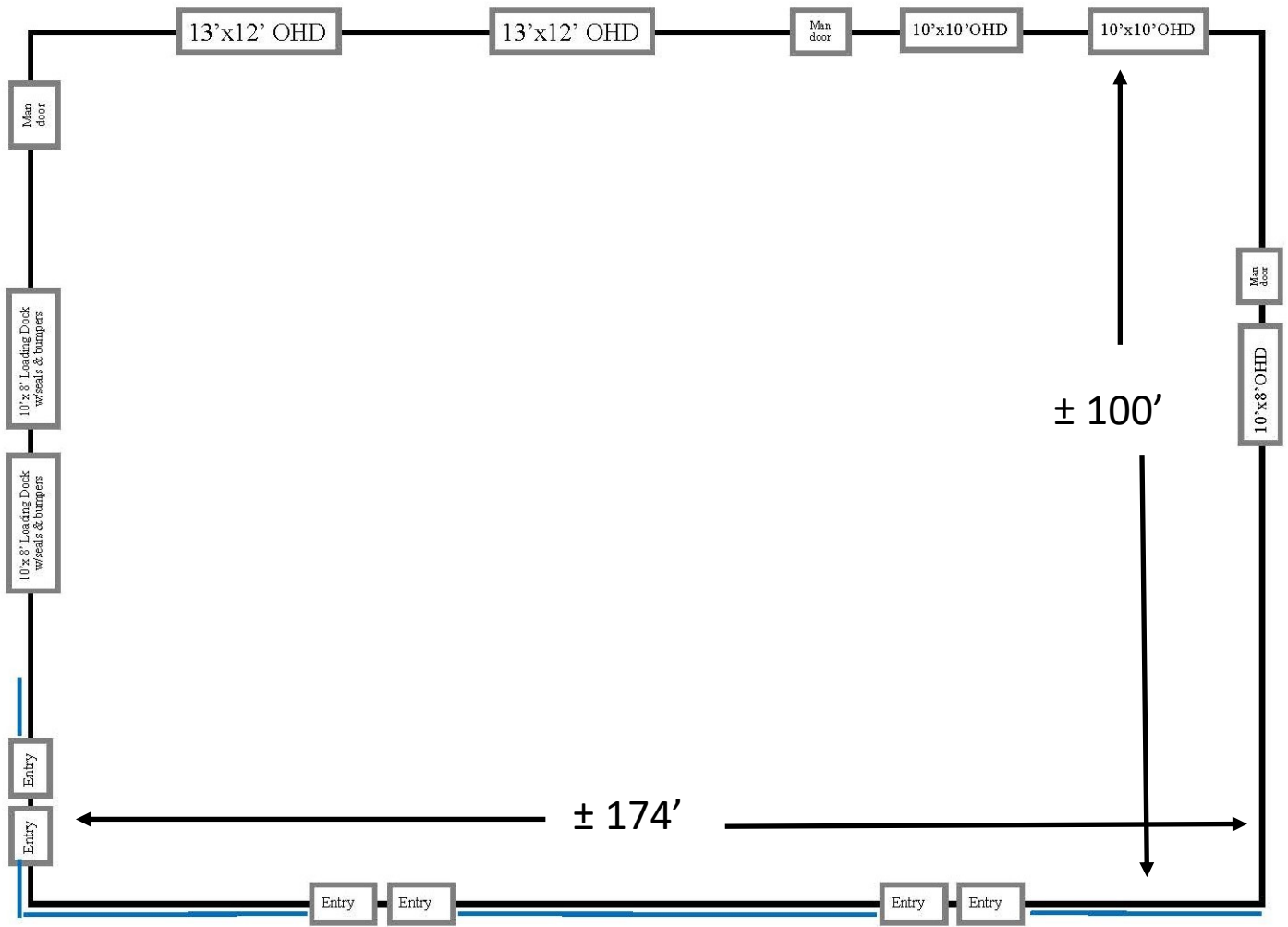







# Floor Plan

230



 =  $\pm 190'$  Display Window