

# 5 CONNAIR ROAD

Orange, Connecticut



**ENTIRE BUILDING AVAILABLE JUST OFF I-95  
INDUSTRIAL / OFFICE – 65,500 SF ON 4.51 ACRES**



<b>ENTIRE BUILDING:</b>	65,500 SF
<b>ASKING RENT:</b>	\$5.25/SF NNN
<b>HIGHLIGHTS:</b>	<ul style="list-style-type: none"><li>◆ Conveniently located off I-95 at Exit 41</li><li>◆ Situated in a modern industrial area</li><li>◆ Owner will consider logical subdivisions</li><li>◆ 6 TG dock doors and 1 drive-in door</li><li>◆ 12'–19' ceiling heights</li><li>◆ Ample parking for 50+ cars</li><li>◆ Office space includes 6,390 SF on two floors in front and 2,730 SF on lower level</li><li>◆ Significant recent capital improvements including new roof, new paving and site drainage repairs, exterior wall repairs and painting, and installation of exterior LED lights</li></ul>

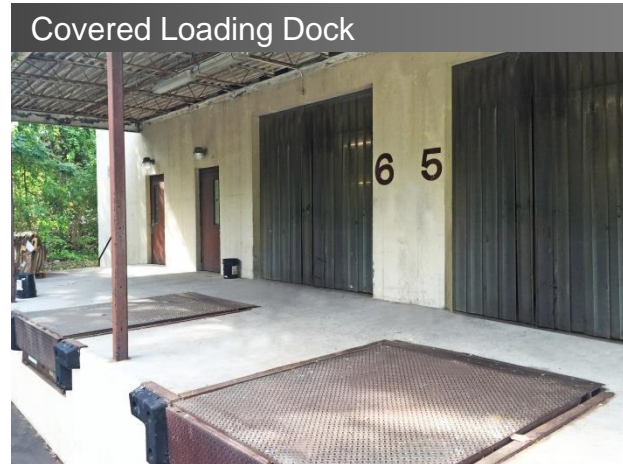
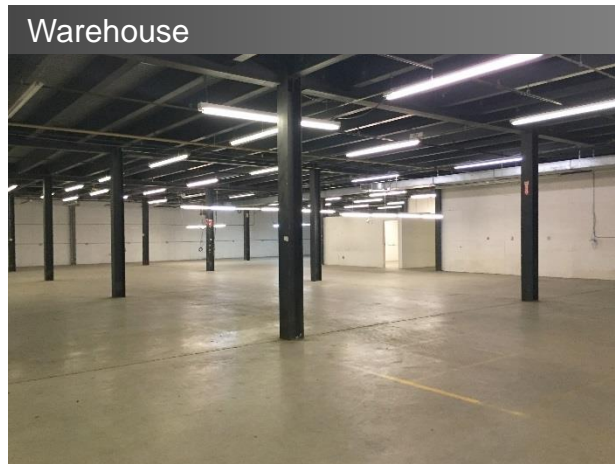


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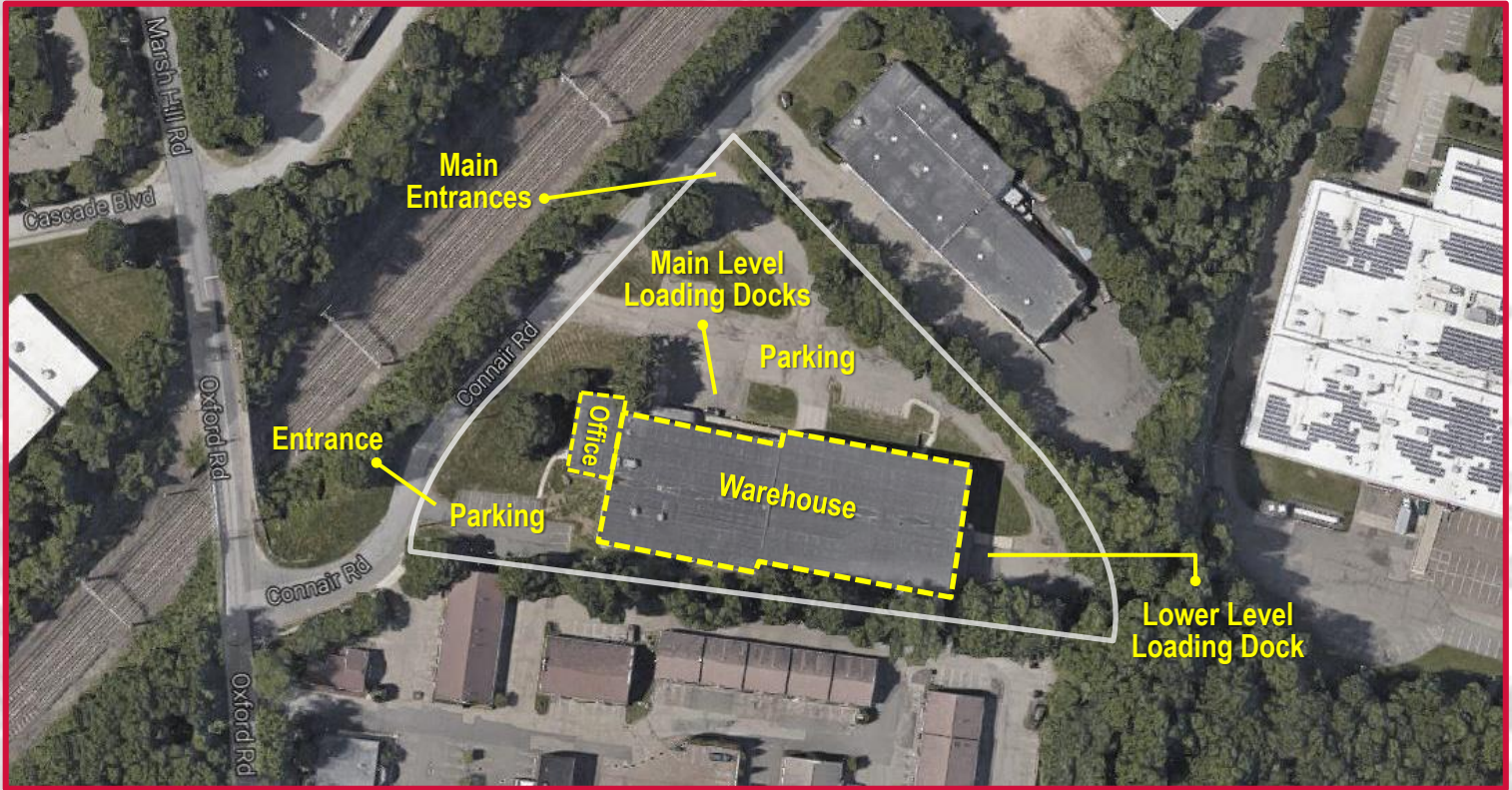
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# WAREHOUSE | DISTRIBUTION | LIGHT MANUFACTURING



<b>Building Size:</b>	65,500 SF	<b>Lighting:</b>	Fluorescent Units throughout; Exterior lighting pole and wall mounted LED units.
<b>Total Lot Size:</b>	4.51 acres	<b>Loading:</b>	East Wall: 2 TG dock doors equipped with levelers and dock seals; 2 TG dock doors via loading platform with load levelers and a canopy. South Wall: (2) 10' x 10' TG dock doors via a loading platform with load levelers and a canopy.
<b>Year Built:</b>	1971	<b>Gas:</b>	Natural Gas
<b>Office Description:</b>	9,120 SF Total <ul style="list-style-type: none"> <li>• 6,390 SF situated in front offset, on 2 floors</li> <li>• 2,730 SF situated in rear lower level</li> </ul> The space consists of a main area, conference rooms, rest rooms, and a vending style cafeteria. The finish consists combination of wall to wall carpeting, vinyl floor tiles, dropped acoustical ceiling tiles, fluorescent lighting.	<b>Water:</b>	City – Municipal
<b>Quality:</b>	Very Good	<b>Sewer:</b>	City – Municipal system via 1000 gallon tank.
<b>Parking:</b>	50+ cars	<b>Power:</b>	United Illuminating – 2 Services; both rated at A, 120/208V, 3ph each.
<b>Dimensions:</b>	116' x 170.5'	<b>Heat:</b>	Gas fired suspended units
<b>Ceilings:</b>	Metal – Steel Truss	<b>Air</b>	Offices only
<b>Ceiling Heights:</b>	12' (Min) – 19' (Max)	<b>Sprinklers:</b>	100% wet system via (1) 6" riser rated at 75 static pressure and 55 psi residual pressure.
<b>Column Spacing:</b>	Lower Level – 20' x 25' Main Level – 25' x 59'	<b>Miscellaneous:</b>	4.20 acres in Orange; .31 acres in Milford of the site). 10/2016 – Capital improvements include re-paving parking surfaces, painting exterior and mechanical repair/replacement work. Property consists of two units – 44,500 SF on main level at 19' clear CH; and 21,000 SF on lower level at 12' clear CH.
<b>Columns:</b>	Steel H	<b>Last Use:</b>	Light assembly/warehouse
<b>Roof:</b>	Rubber membrane, installed 2013		
<b>Floors:</b>	Reinforced concrete		
<b>Walls:</b>	Block		

# SITE OVERVIEW



**For additional information, please contact exclusive leasing agents:**

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