

AVAILABLE  
LEASE  
101,456 SF

# 269 SOUTH LAMBERT ROAD

ORANGE, CONNECTICUT



## BUILDING SPECIFICATIONS:

<b>BUILDING SIZE:</b>	101,456 SF	<b>SPRINKLERS:</b>	Wet
<b>AVAILABLE:</b>	101,456 SF	<b>FLOORS:</b>	Concrete
<b>OFFICE SPACE:</b>	22,925 SF	<b>PARKING:</b>	160 spaces
<b>YEAR BUILT:</b>	1985	<b>SPRINKLER:</b>	Wet
<b>CEILING HEIGHT:</b>	24'	<b>ZONING:</b>	L1-3
<b>LOADING DOCKS:</b>	8	<b>WATER &amp; SEWER:</b>	City
<b>DRIVE-IN DOORS:</b>	2	<b>GAS:</b>	SCNG
<b>CONSTRUCTION:</b>	Block	<b>ELECTRIC:</b>	United Illuminating
<b>COLUMN SPACING:</b>	36' x 36'	<b>LEASE RATE:</b>	\$5.50 NNN
<b>ACRES:</b>	6.3	<b>LOCATION:</b>	Located off I-95, Exit 41 within close proximity to Route 1

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

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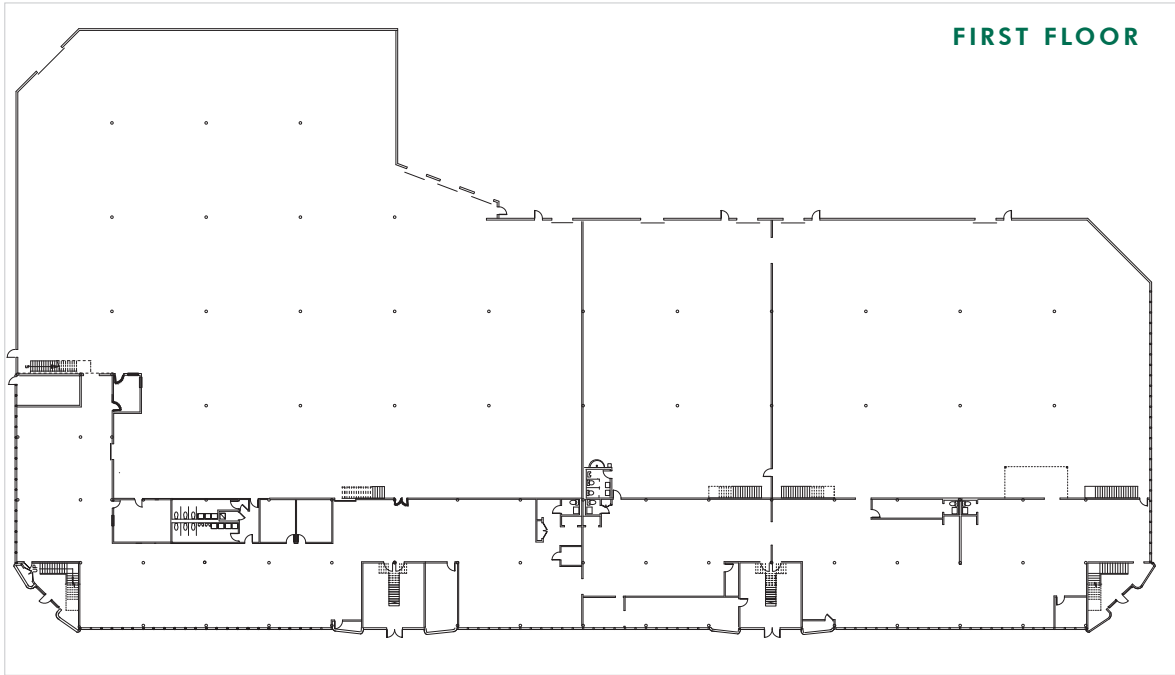
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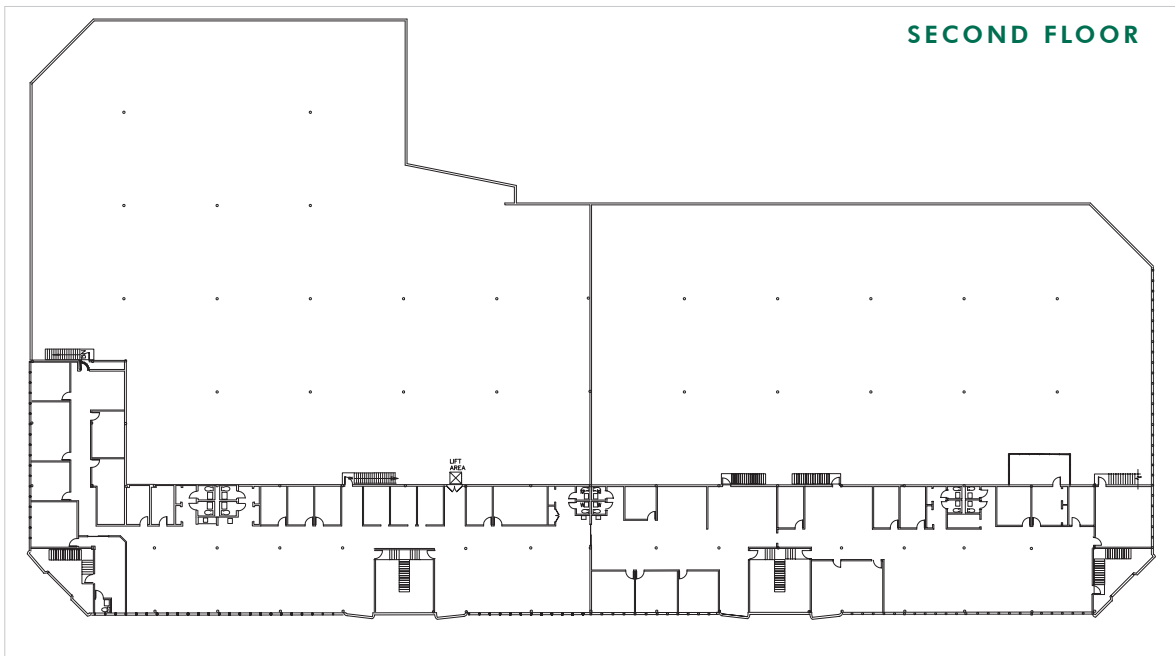
**269**  
**SOUTH**  
**LAMBERT**  
**ROAD**

**ORANGE, CONNECTICUT**

**FIRST FLOOR**



**SECOND FLOOR**



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