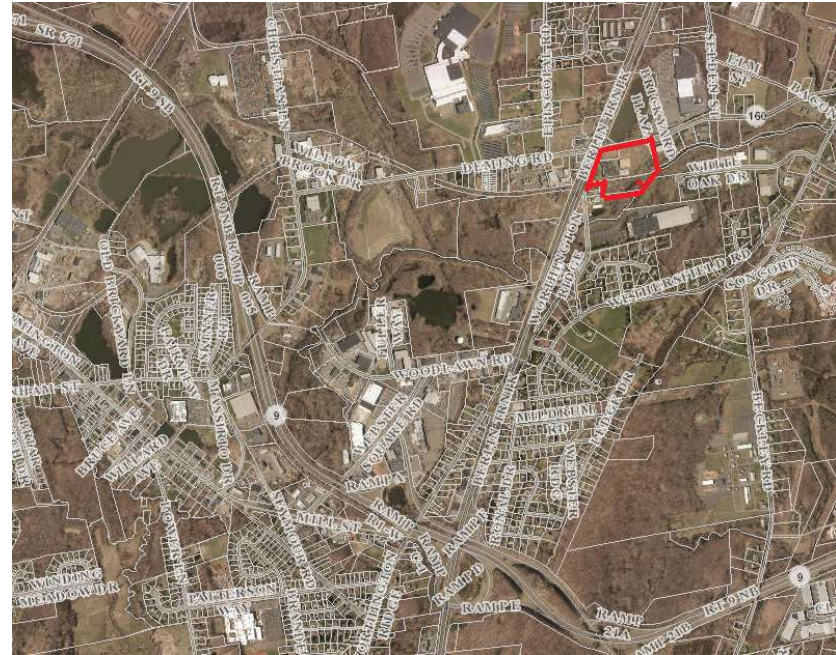


**337 Berlin Turnpike, Berlin, Connecticut – Real Estate – For Sale/For Lease – 75,215 square feet of building on 12.25-acres available “as is”; Also available for adaptive re-use or redevelopment with capital expenditures factored into adjusted rates  
Town of Berlin, County of Hartford, State of Connecticut**



Street Address: 337 Berlin Turnpike, Berlin, Connecticut

Asking Rates for Lease

34,415 sf core space – **Please call for details**

10,400 sf south wing warehouse

11,200 sf rear 20' clear warehouse

19,200 sf freestanding warehouse

75,215 sf core space

Condition

Asking Rents are for the “as is” condition; Capital Improvements over the Base Rent estimates shall be factored in adjusted lease rates.

Location:

The property is located just south of the Eversource Campus in Newington and the Brickyard regional shopping center anchored by Home Depot, Kohl’s and Petsmart. The property is highly visible at the southeast corner of the Berlin Turnpike (CT Route 5-15) and Deming Road (CT Route 160).

11,200-56,215 Square Foot Industrial Spaces For Lease; Total Space Available: 75,215 SF

Rental Rate: **Call for details**

Min. Divisible: 11,200 SF

Max. Contiguous: 56,015 SF

Property Type: Manufacturing Industrial

Property Sub-type: Industrial

Shell Warehouse – 19,200 SF

Building Size: 75,215 SF

Year Built: 1966; Addition made to the core building in 1980

Prior Use: The prior use of the building was for the wholesale marketing of manufacturing equipment and machinery.

Future Use: The future uses of the property in its current form are wide ranging including but not limited to: manufacturing, warehouse, self-storage, vehicle storage, hydroponics, car wash and other uses.

Lot Size: 9.25 Acres usable; 12.25 acres gross; up to 4.0-acres available for expansion as excess land

Zoning Description: BT-2; Berlin Turnpike 2; Grandfathered for industrial use; Rezone to BT-1 recommended and apparently supported by the Town of Berlin

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### Highlights

- 75,215 SF Available
- 1,000 SF Office
- 74,215 SF Industrial
- Environmental – Environmental accepted as suitably clean subject to final remediation measures Phase I and Phase II tests
- 16' Clear Height in the core building and the south wing; southeast newer section has a 20' clear height
- Drive-in Doors and Dock High Doors
- Manufacturing building – Septic; Will be connected to municipal sewer with heating and utilities
- Shell warehouse (no heat, no electric, no sewer/water)(utilities install at cost)
- Zoning: Berlin Turnpike 2
- 590 Frontage on the Berlin Turnpike (CT Route 5/15)
- 700 Above Average Frontage on Deming Road (CT Route 160)
- Paved areas currently limited and require improvement
- Roof work required in select areas of the buildings
- Interstate 91 to Exit 22B, West on Route 9 1 mile to Route 372, right, 1+ mile north
- 20 minutes south of the city of Hartford
- 20 minutes north of the city of New Haven
- 15 minutes west to the city of Waterbury
- 10 minutes east to the city of Middletown





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## Description

NAI Signature Group is pleased to present 75,215 SF manufacturing and warehouse property at 337 Berlin Turnpike in the town of Berlin, CT. The space consists of suites ranging from 11,000 SF to 60,000 square feet of industrial space 16 foot clear height with drive in door access and loading dock access. Located in Berlin, CT in a retail and industrial area, the property has 590 feet of road frontage on both the Berlin Turnpike (CT Route 5/15) and 700 feet of road frontage on Deming Road (CT Route 160) with below average on-site parking and circulation. Plans for adaptive re-use and re-positioning includes planned expansion of paved areas. The former Worthington Ridge right-of-way across the front of the property is abandoned and now available for limited use. The property is located on 12.25-acres gross with 9.25-acres of usable lands.

From Hartford, I-91 south past Rocky Hill to Exit 22B for Route 9 west to the first exit, Exit 21, at Route 372. The property is 1+ miles north of the off-ramp from Route 9. Similar accessibility is available from Route 9 eastbound from Interstate 84. The Berlin Turnpike provides north-south access linking the city of Hartford to routes southward by the property to the city of New Haven and on to New York City. Nearby new development includes the Brickyard Plaza across the street anchored by Home Depot, Kohl's, Michael's and Petsmart. Diagonally across the street to the northwest is a CVS and a newly build Acura Dealership and associated retail building. Construction is commencing on a new Class A/B apartment just north of the Acura dealership.

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## 4 Spaces Available

### At Grade

Space Available – Front Unit: **34,415 SF – Call for Details**

Space Available – Southwest Corner Unit: **10,400 SF**

Space Available – Southeast Corner Unit: **11,200 SF**

Space Available – Fourth From Front Unit: **19,200 SF**

Base Rental Rate - Average: \$please call/SF/Year total; \$ please call/SF/Year warehouse building only

Space Type: Industrial – Manufacturing building and separate warehouse shell

Max. Contiguous: 56,015 SF

Lease Type: NNN

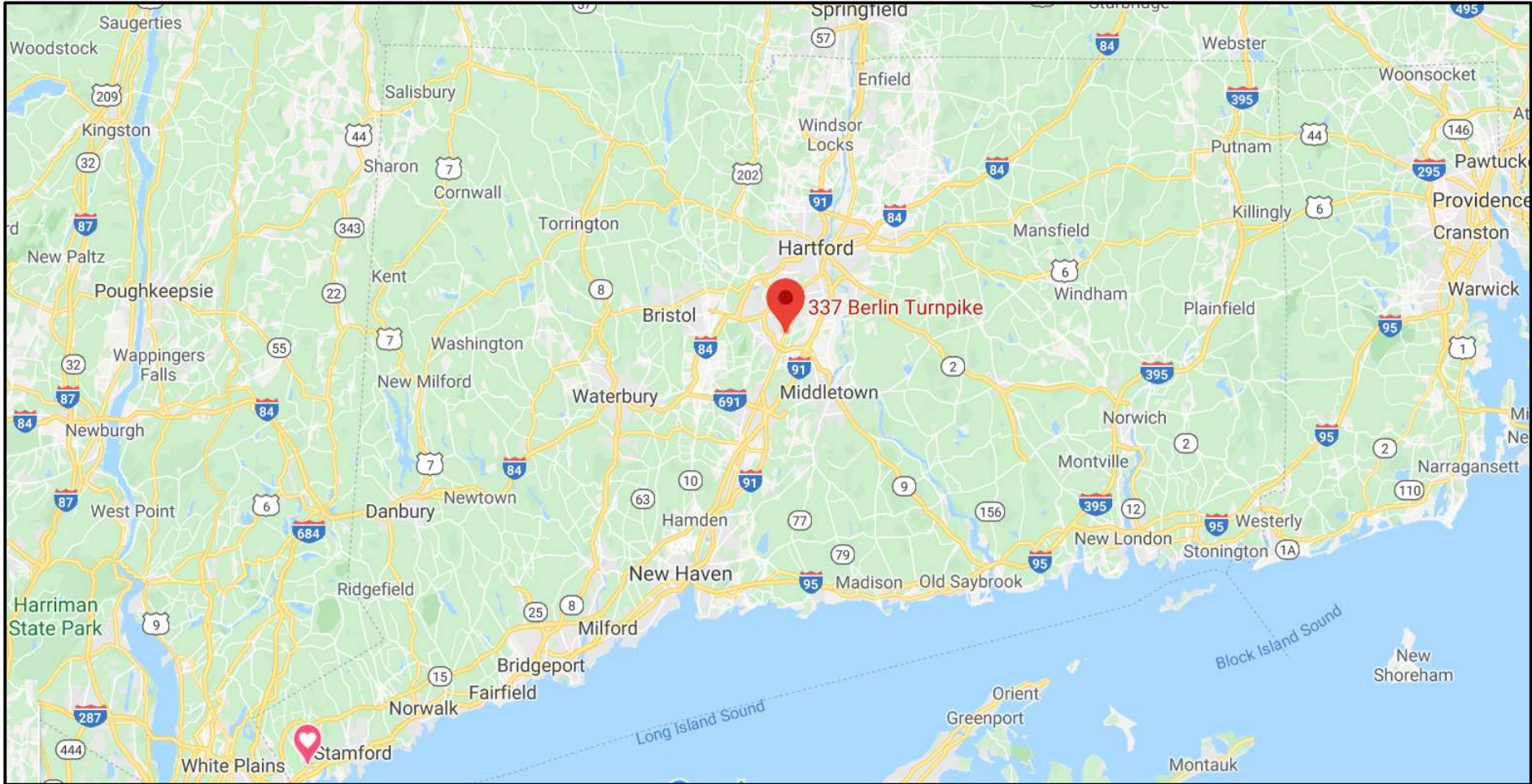
Excess Land Available for Rent: 3-acres east

No. Parking Spaces: Average

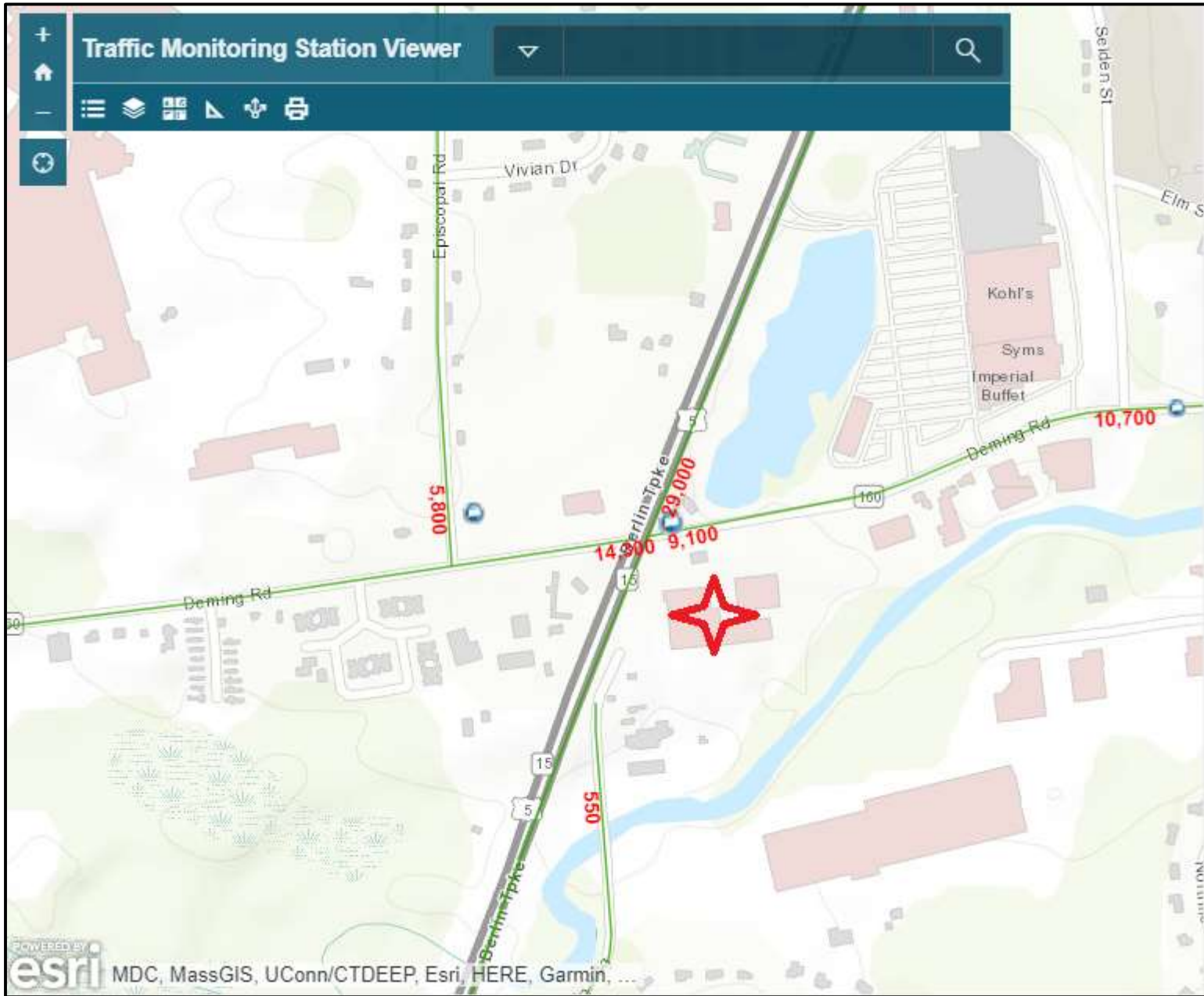
Owner Approval: Owners reserve the right to approve all tenancies and economics

Sales Negotiations: On hold

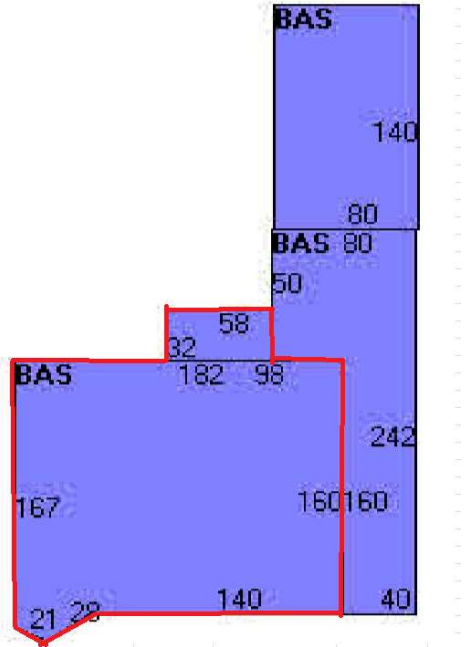
# Map of 337 Berlin Turnpike Berlin, Connecticut



337 Berlin Turnpike Berlin, Connecticut = Traffic Counts



337 Berlin Turnpike Berlin, Connecticut = Rent



Core Section of the Building – Section 1 Building 1

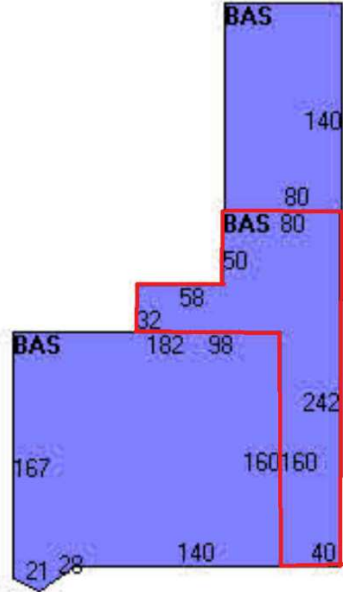
Square Footage – 34,415 square feet

Core Floor Area – 29,120 square feet + Mezzanine Area – 3,086 square feet + Dock Area – 353 square feet + Dock Area – 1,856 square feet

Clear Height - 16 feet

*Please call for details.*

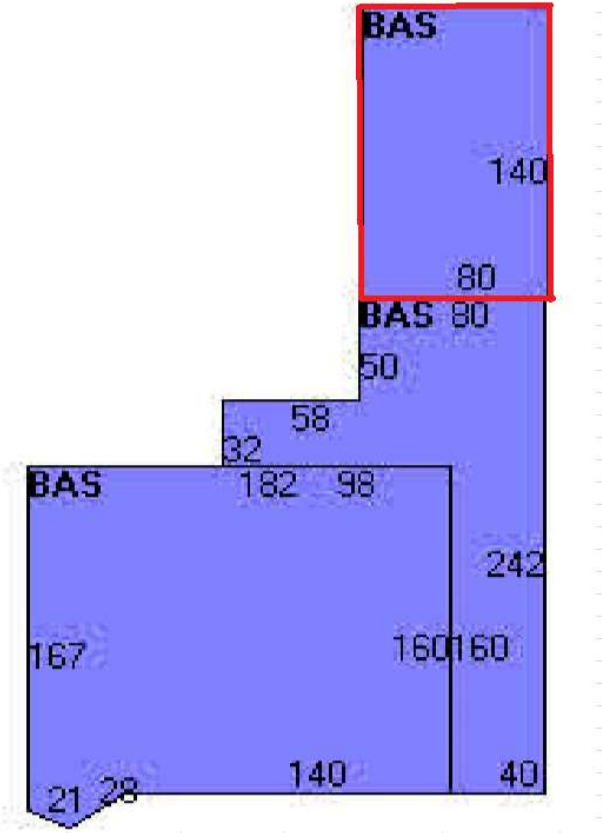
337 Berlin Turnpike Berlin, Connecticut = Rent



Section 2 Building 1  
Square Footage – 10,400 square feet  
Clear Height - 16 feet

*Please call for details.*

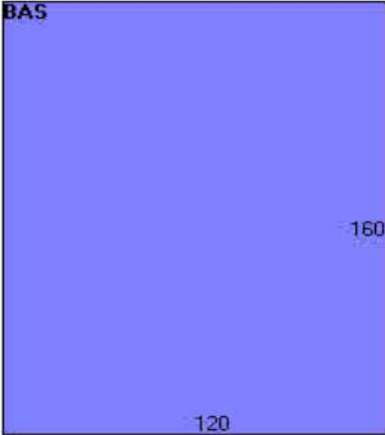
337 Berlin Turnpike Berlin, Connecticut = Rent



Building 1 Section 3  
Square Footage – 11,200 square feet  
Clear Height - 20 feet

*Please call for details.*

337 Berlin Turnpike Berlin, Connecticut = Rent



Building 2 Section 4  
Square Footage – 19,200 square feet

*Please call for details.*

### 337 Berlin Turnpike Berlin, Connecticut = Demographics

Demographics	3 Miles	5 Miles	10 Miles
Population	58,342	166,065	581,659
Households	24,345	70,058	244,360
Average HH Income (\$)	92,860	91,384	93,961