

5 CONNAIR ROAD

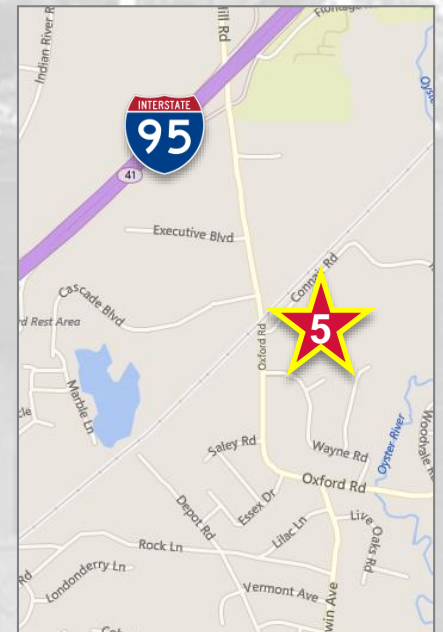
Orange, Connecticut



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



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

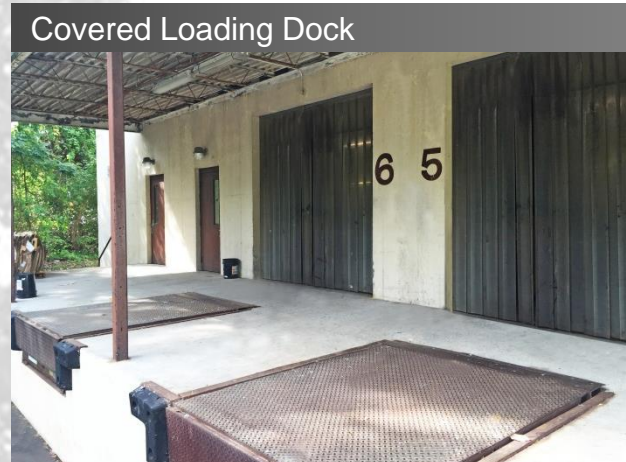
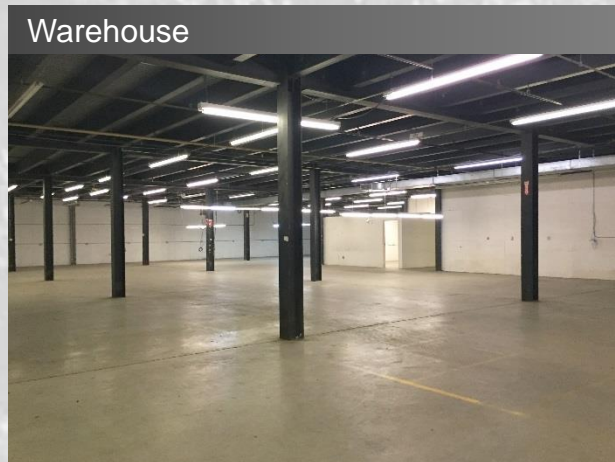


**Newmark
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INDUSTRIAL

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WAREHOUSE | DISTRIBUTION | LIGHT MANUFACTURING



Building Size:	65,500 SF	Lighting:	Fluorescent Units throughout; Exterior lighting via pole and wall mounted LED units.
Total Lot Size:	4.51 acres	Loading:	East Wall: 2 TG dock doors equipped with load levelers and dock seals; 2 TG dock doors via a loading platform with load levelers and a covered canopy. South Wall: (2) 10' x 10' TG dock doors via a loading platform with load levelers and a covered canopy.
Year Built:	1971	Gas:	Natural Gas
Office Description:	9,120 SF Total <ul style="list-style-type: none"> 6,390 SF situated in front offset, configured on 2 floors 2,730 SF situated in rear lower level <p>The space consists of a main lobby/reception area, conference rooms, rest rooms, and a vending style cafeteria. The finish consists of a combination of wall to wall carpeting, vinyl floor tiles, dropped acoustical ceiling tiles, and fluorescent lighting.</p>	Water:	City – Municipal
Quality:	Very Good	Sewer:	City – Municipal system via 1000 gallon holding tank.
Parking:	50+ cars	Power:	United Illuminating – 2 Services; both rated at 800 A, 120/208V, 3ph each.
Dimensions:	116' x 170.5'	Heat:	Gas fired suspended units
Ceilings:	Metal – Steel Truss	Air Conditioning:	Offices only
Ceiling Heights:	12' (Min) – 19' (Max)	Sprinklers:	100% wet system via (1) 6" riser rated at 75 psi static pressure and 55 psi residual pressure.
Column Spacing:	Lower Level – 20' x 25' Main Level – 25' x 59'	Miscellaneous:	4.20 acres in Orange; .31 acres in Milford (SW end of the site). 10/2016 – Capital improvements include re-paving parking surfaces, painting exterior walls, and mechanical repair/replacement work. Property consists of two units – 44,500 SF on the main level at 19' clear CH; and 21,000 SF on the lower level at 12' clear CH.
Columns:	Steel H	Last Use:	Light assembly/warehouse
Roof:	Rubber membrane, installed 2013		
Floors:	Reinforced concrete		
Walls:	Block		

SITE OVERVIEW



For additional information, please contact exclusive leasing agents:

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