

FOR LEASE



**9 Britton Drive
Bloomfield, CT 06002**

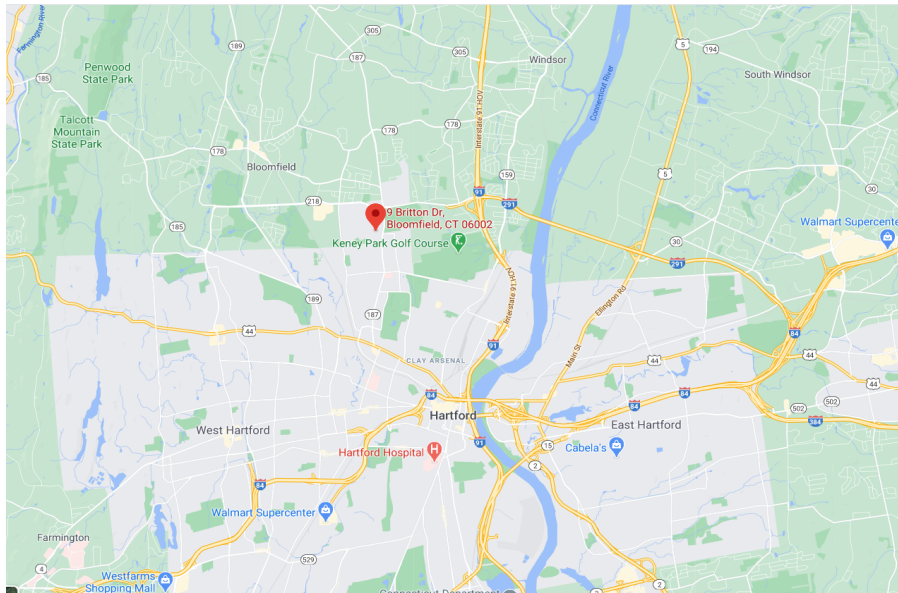
**8,200 +/- S/F Industrial Space
2020 Remodel - New Lights, Bath, & Paint
Sub-dividable to 4,100 S/F
13' Ceilings with Oversized Drive in Door
Mid State Location with Easy I-91 Access
Lease Asking: \$10 - \$12 PSF Gross + Utilities**



PROPERTY DATA FORM

PROPERTY ADDRESS	9 Britton Drive
CITY, STATE	Bloomfield, CT 06002

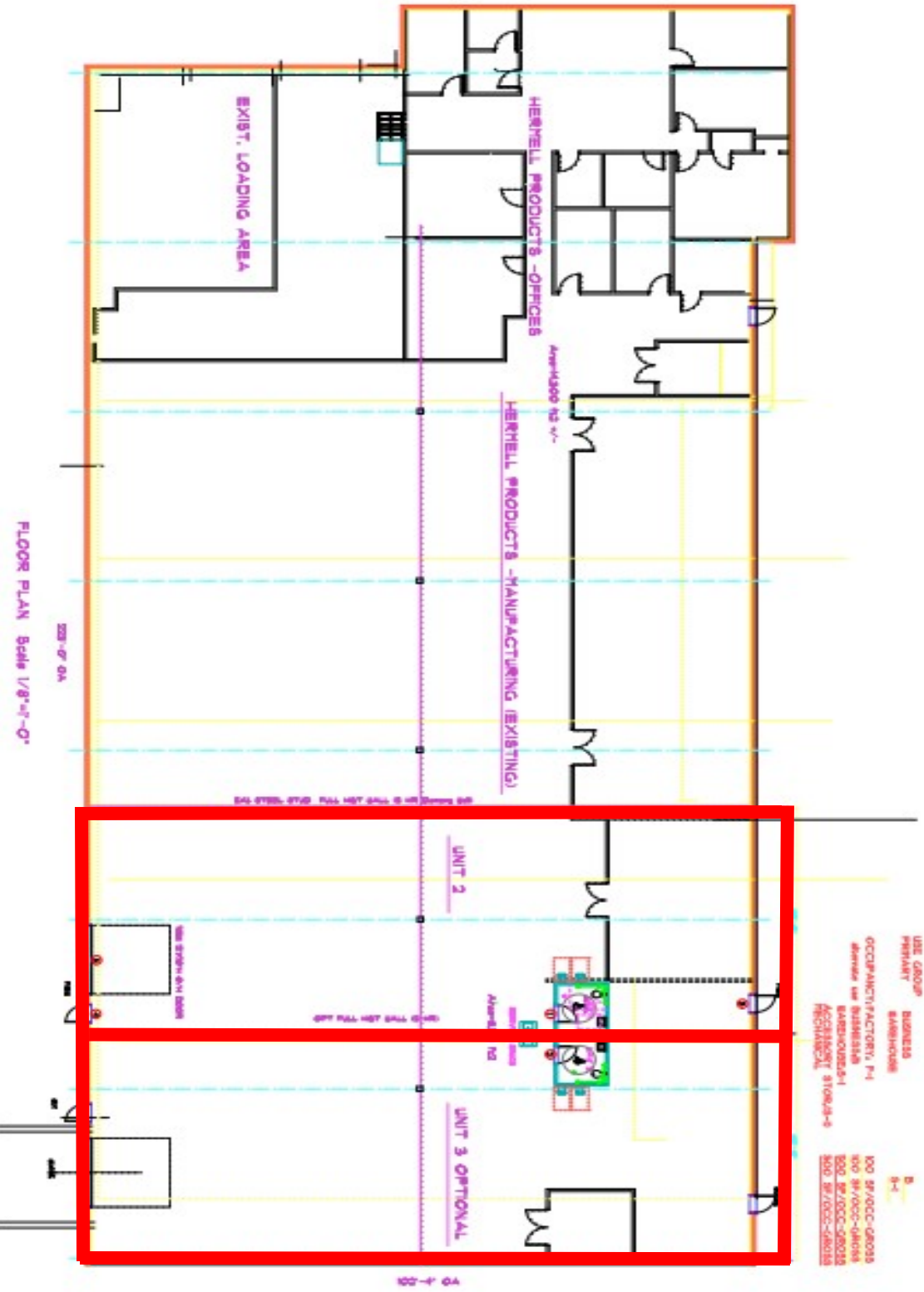
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	22,710 +/-	Air Conditioning	No
Number of floors	1	Sprinkler / Type	Yes
Avail S/F	8,200 +/-	Type of Heat	Gas F/A
Will subdivide to	4,100 +/-	OTHER	
Ceiling Height	13'	Acres	3.44
Roof	Tar & Gravel	Zoning	I2
Ext. Construction	Brick	Parking	Ample
Date Built	1967	State Route / Distance To...	Route 8/
Total avail/ drive-in	1	TAXES	
		Assessment	
UTILITIES		Tenant/Buyer to Verify	Appraisal
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	CNG	TERMS	
Electrical	200 Amp	Lease	\$10 - \$12 PSF Gross + Utilities



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FLOOR PLAN Scale 1/8"=1'-0"

CODE INFORMATION

TYPE CONSTRUCTION
 C FIRE SUPPRESSION (level)
 TYPE SB (ceiling)

USE GROUP
 PRIMARY BUSINESS
 MANUFACTURE
 OCCUPANCY FACTORY, F-1
 ACCESSORY STORAGE-4
 MECHANICAL
 100 SF/OCC-08035
 100 SF/OCC-08035
 200 SF/OCC-28035
 200 SF/OCC-28035
 200 SF/OCC-28035

	A.01	PLAN LAYOUT	MEDLAND BUILDING ALTERATIONS/SUBDIVISION 9 BRITTEN AVENUE BLOOMFIELD, CONNECTICUT	PROJECT	JOSEPH S. ALICATA ARCHITECT 104 BROOKROAD PO BOX 151 C. HARTLAND, CT 06037 860.866.0000 joseph@alicates.com www.alicates.com