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## FOR LEASE



**280 Hartford Ave  
Newington, CT 06111**

**19,360 S/F Industrial Building  
New Ownership  
Complete Remodel Scheduled  
Sub-dividable to 3,200 S/F  
Industrial Space with Retail Visibility  
Ample Parking - 50 Cars  
Lease Asking: \$7.00 PSF + Utilities**



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>	280 Hartford Ave
<b>CITY, STATE</b>	Newington, CT 06111

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	19,360	Air Conditioning	Office
Number of floors	1	Sprinkler / Type	Yes - wet
Avail S/F	19,360	Type of Heat	Gas - steam
Will subdivide to	3,300	<b>OTHER</b>	
Office space	2,000	Acres	2.02
Ext. Construction	Brick/ Steel	Zoning	Ind
Roof	Tar & Gravel	Parking	Ample 50 spaces
Total/ avail docks	1	DOT Daily Count	8,838
Total/ avail/ drive-in	2 (8x10)	<b>TAXES</b>	
Date Built	1956	Assessment	\$491,180.00
<b>UTILITIES</b>		Appraisal	\$701,686.00
<b>Buyer to Verify</b>		Mill Rate	39.45
Sewer	City	Taxes	\$19,377.16
Water	City	<b>TERMS</b>	
Gas	Yes	Lease	\$7 PSF + utilities
Electrical	High Power		



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