

# FOR LEASE | UP TO 13,653± SF FLEX/INDUSTRIAL SPACE (will subdivide) DOCKS AND DRIVE IN DOORS CAN BE ADDED

I-91 TECH CENTER, 795 Brook Street, Rocky Hill, CT 06067, Building #5

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## Property Highlights

- B#5 – 795 Brook | 13,653± SF
- Flex & Industrial Use
- Docks/Drive-ins can be added
- Will subdivide
- 1 Story
- 12' clear height
- 5 building office Park
- 468 parking spaces
- Highway Visibility
- Traffic: 147,200 ADT on I-91
- I-91 Exit 23
- Many area amenities

For more information contact:

Robert Gaucher | 860-761-6007 | [bgaucher@orlcommercial.com](mailto:bgaucher@orlcommercial.com) or Jay Morris | 860-721-0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882  
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.



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## **BUILDING INFORMATION**

TOTAL PARK AREA 112,448± SF - 5 buildings  
AVAILABLE AREA 13,653± SF Flex/Industrial  
WILL SUBDIVIDE TO 5,000± SF  
NUMBER OF FLOORS 1 per building  
DOCKS/DRIVE-IN DOORS Can be added to Bldg 5  
CLEAR HEIGHT 12'  
CONSTRUCTION Brick/Masonry  
ROOF TYPE Flat, Tar & Gravel  
YEAR BUILT 1990

## **MECHANICAL EQUIPMENT**

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas, Forced Air  
SPRINKLERED No  
ELECTRIC SERVICE 1600 amps/240 volts  
3 phase

**AREA RETAIL** Dunkin Donuts, Starbucks, Bank of America, De Novellis, Carbone's Prime, Residence Inn

**COMMENTS** High quality single story flex building, well located and visible from I-91

**DIRECTIONS** I-91 Exit 23 (West St/Rt 3). Left on Cromwell Ave/Rt 3. 2nd left on Brook St. Property is on left.

## **SITE**

SITE AREA 13.07 acres  
ZONING OP  
PARKING 468 parking spaces  
SIGNAGE Building  
VISIBILITY Rt. 3 & I-91 Visible  
HWY.ACCESS I-91 Exit 23  
TRAFFIC COUNT 14,300 ADT on Rt. 3  
147,200 ADT on I-91

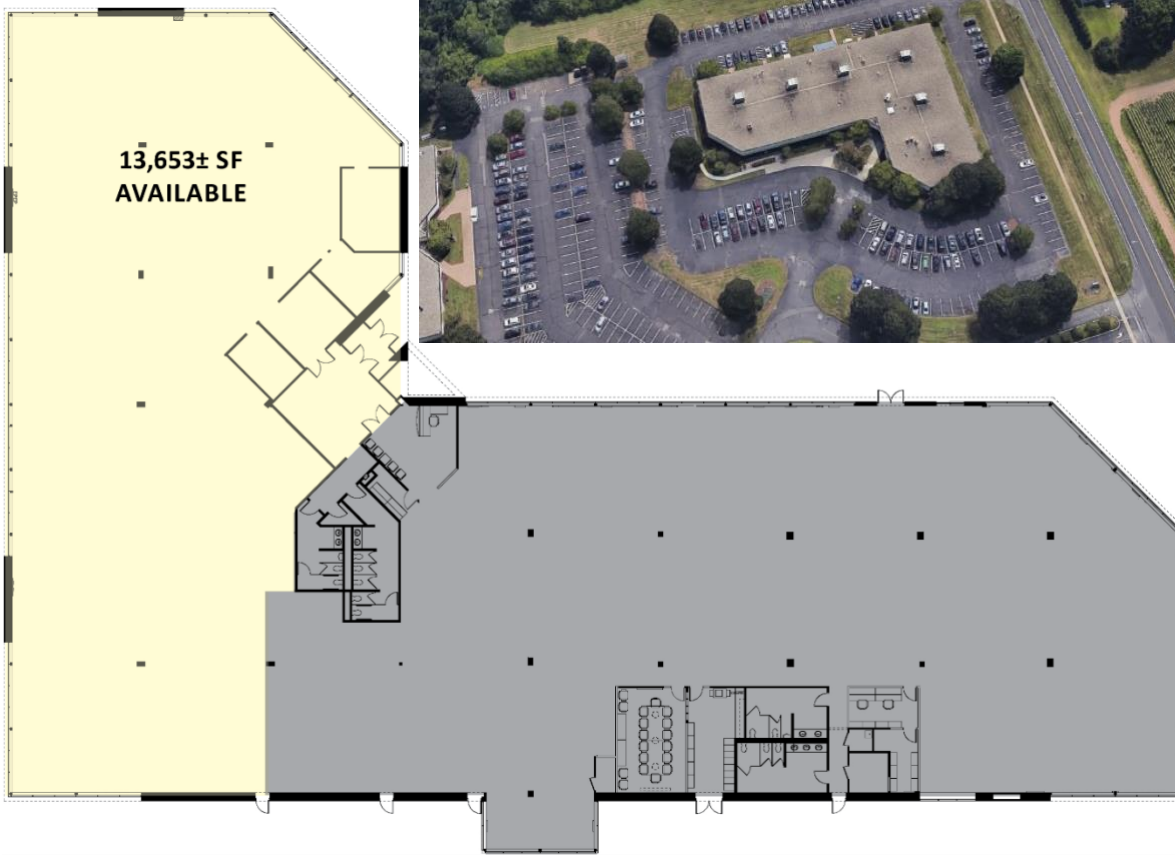
## **UTILITIES**

SEWER MDC  
WATER MDC  
GAS Yes

## **Property Highlights**

- 1 Story
- 5 building office Park
- Will Subdivide
- 468 parking spaces
- Highway Visibility
- Traffic: 147,200 ADT I-91
- I-91 Exit 23
- Zoning: OP
- Many area amenities
  - Shopping, Banking, Dining

Bldg #5 | 795 Brook St | 13,653± SF Flex/Industrial Space  
(Docks/Drive-in Doors can be added)



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