

91-99

CLARK DRIVE

BERLIN, CONNECTICUT

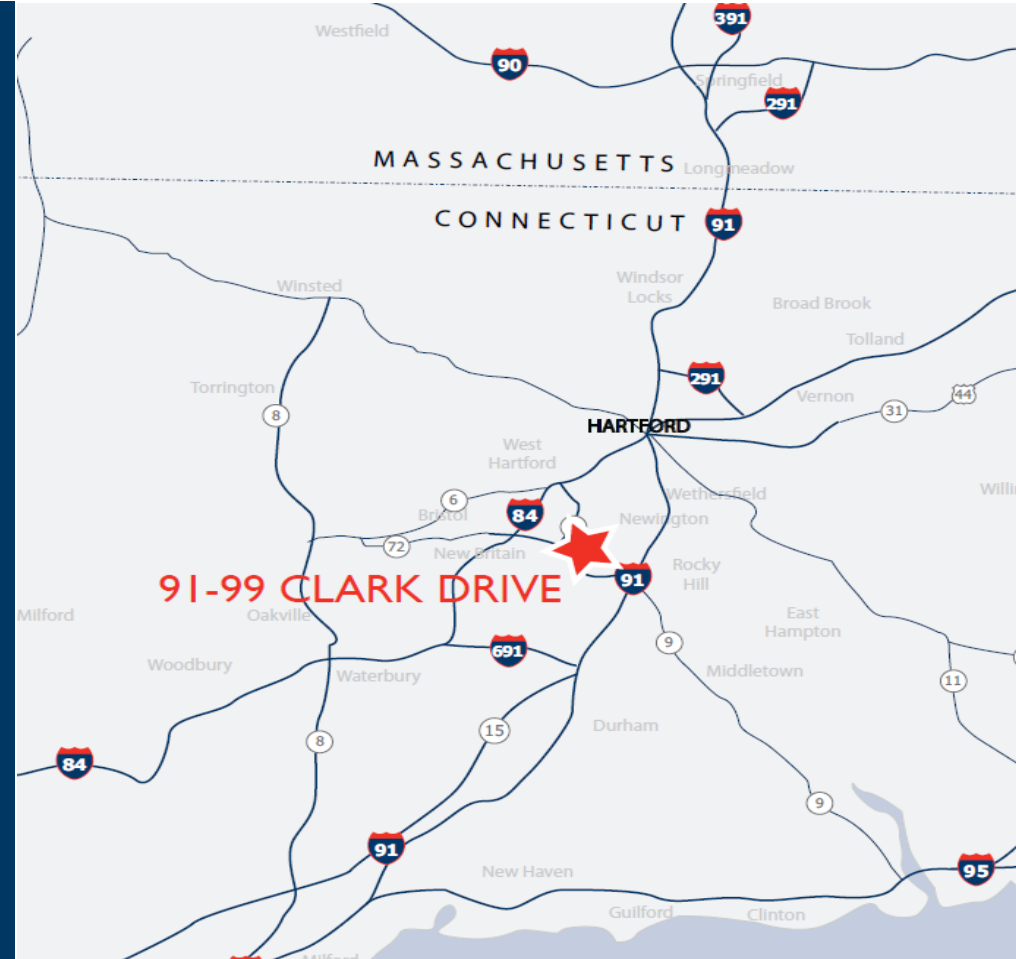


FLEX FOR LEASE
16,250 SF

 CUSHMAN &
WAKEFIELD

// BUILDING SPECIFICATIONS

Building Size:	70,000 SF
Available:	16,250 SF
Lot Size:	3.0 Acres
Parking:	140 car spaces Abundant trailer spaces
Zone:	PI
Year Built:	1988
Ceiling Height:	20'
Loading:	5 Dock Doors 1 Drive-In Door
Construction:	
Wall:	Block and insulated metal panel
Roof:	Metal standing seam
Floors:	5' reinforced concrete
Utilities:	
Water:	Town of Berlin
Sewer:	Town of Berlin
Electrical:	1,200 amps, 120/208/408 volt, 3 phase
HVAC:	Air-conditioned in office
Fire Protection:	Wet system
Heat:	Gas-fired suspended heaters
Lighting:	Fluorescent
Lease Rate:	\$7.50 NNN



- Features dedicated entrance, expansive window line, five dock doors, and one drive-in door
- Abundant parking for both cars and trailers
- Industrial park setting just minutes to I-91 and Route 9 with convenient access to Hartford and New Haven, CT

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