

111
PRESTIGE PARK RD

EAST HARTFORD, CT 06108



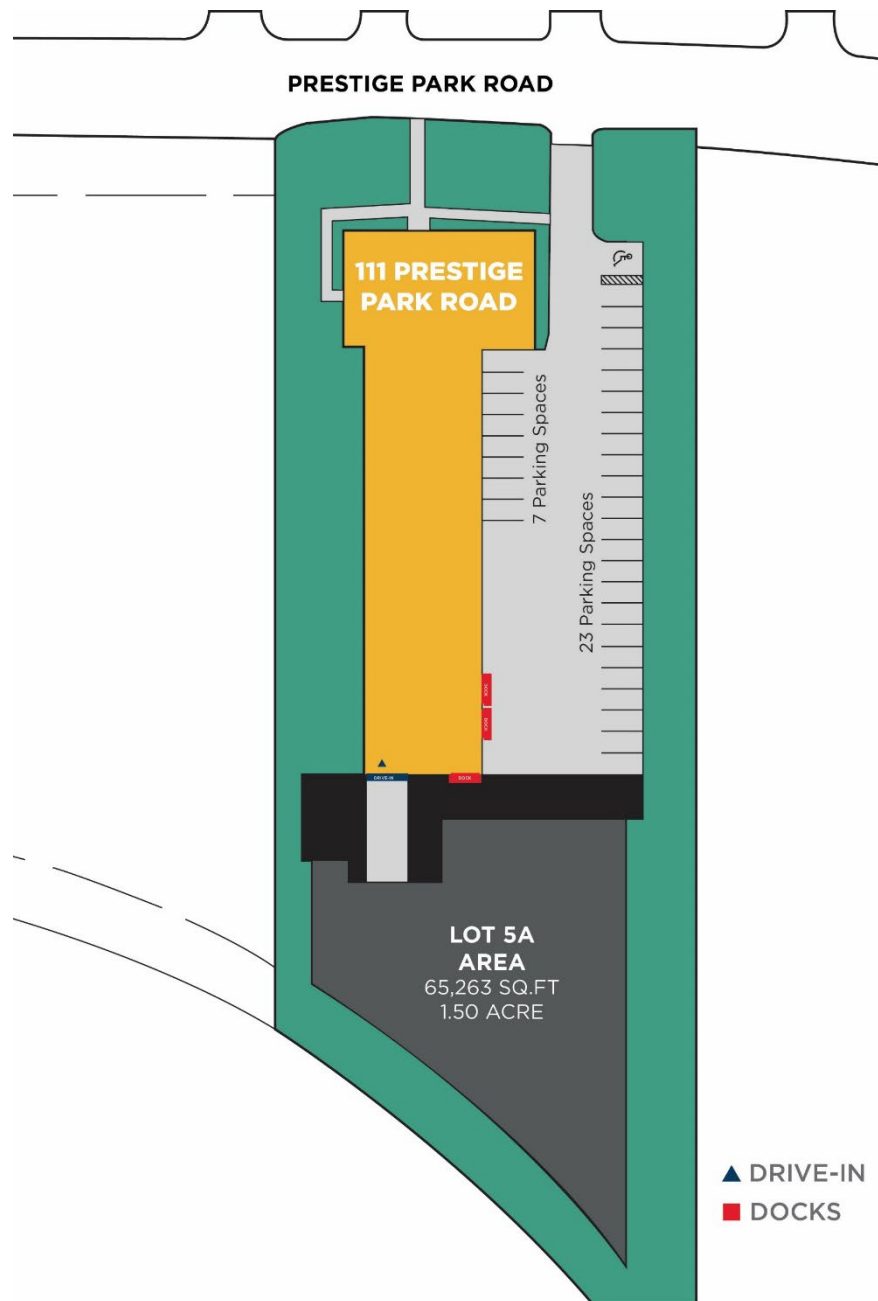
Office/Industrial
12,840 SF Available

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 **CUSHMAN &
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// PROPERTY HIGHLIGHTS

SITE PLAN



HIGHLIGHTS

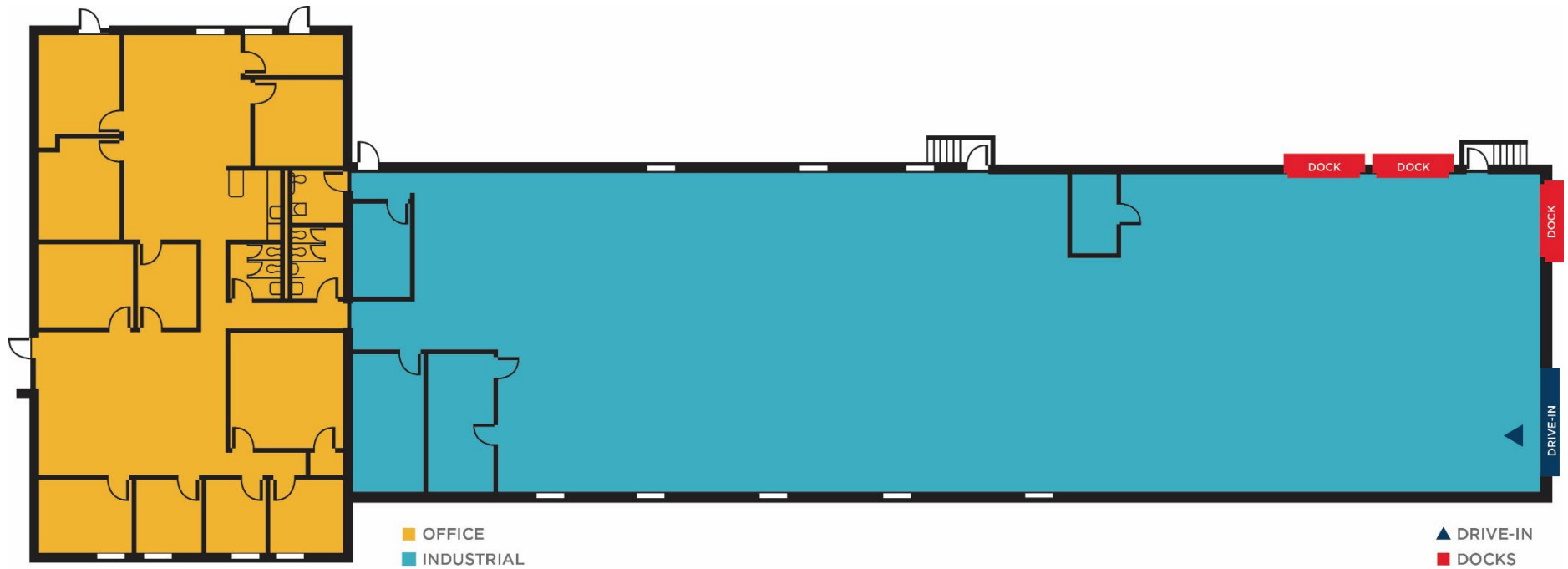
- Freestanding 12,840 SF industrial facility
- Secure fenced yard on 1.5 acre site
- 3 dock high and 1 oversized drive-in door
- 3,840 SF of office space with windows on 3 sides
- Business park setting within 1.5 miles of I-84 & I-291

SPECIFICATIONS

AREA	Office: 3,840 SF Industrial: 9,000 SF
LAND AREA	±1.5 Acres
YEAR BUILT	1965
PARKING	30 Spaces with additional yard storage
CONSTRUCTION	Structural steel with concrete block
COLUMNS	Clear-span
LOADING DOCKS	3
DRIVE-IN DOORS	1
ROOF	Built up / membrane roofing system
HVAC	Office: Gas/electric roof top units Industrial: Gas fired unit heaters
ELECTRICAL	(2) 200 Amp, 110/208 volt, 3 phase
UTILITIES	Water/Sewer: Municipal Electric: Eversource Gas: CNG
AVAILABLE	4Q 2024
RENTAL RATE	\$9.00 NNN

// **111 PRESTIGE PARK RD**
East Hartford, CT 06108

// FLOOR PLAN



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