



45 GRIFFIN ROAD SOUTH BLOOMFIELD, CT 06002

85,390 SF AVAILABLE

Sentry Commercial is pleased to offer 45 Griffin Road South, Bloomfield for sale or lease. This 85,390 square foot high-tech manufacturing facility on 9.25 acres is ideal for an owner/occupant.

- Attractive freestanding building
- Two electric services: 4,000 amp, 480 volt, 3 phase and 2,500 amp, 480/277 volt, 3 phase power
- 5,010 SF mezzanine
- 100% air conditioned
- Vacuum, air and nitrogen lines throughout

PRICE REDUCTION

\$4.00 nnn

\$3,700,000

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45 GRIFFIN ROAD SOUTH, BLOOMFIELD CT

\$4.00 nnn

\$3,700,000

BUILDING SPECIFICATIONS

Gross Square Feet: 85,390 SF

Office: 11,933 SF Warehouse: 63,867 SF

Engineering Space: 6,945 SF Lunchroom: 2,645 SF

Mezzanine: 5,510 SF (not included in total square footage)

Clear Height: 16' 6" - 24'

Docks: 4 Drives: 0

Roof: Reinforced concrete EPDM (2011)

Column Spacing: 40' x 41' 4"

MECHANICALS

Power (2 services): 4,000 amp, 480 volt, 3 phase and
2,500 amp, 480/277 volt, 3 phase

Heat: Gas

Air Conditioning: 100%

Lighting: Motion sensed

Sprinkler: Yes

UTILITIES

Water: MDC

Gas: CNG

Sewer: MDC

Electric: Eversource

LAND

Acres: 9.25

Parking: 322

Rail: No

Zoning: I-2

TAXES

Taxes PSF: \$0.96

Assessment: \$2,237,130

Year Assessed: 2016

Mill Rate: 37.56



SENTRY
COMMERCIAL

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