

205 Edison Road, Orange, CT

New Construction Light Industrial Space for Lease: \$7.00/SF NNN



Brand New 13,600 SF light industrial space available for lease in a one-story modern building in Orange, CT. Loading includes two 10' H x 8' W loading docks with levelers and one 14' H x 12' W overhead door. The temperature controlled building features a wet sprinkler system, motion sensing LED lighting system, densified floor system that reduces dust, full two-zone HVAC, and abundant parking. Column spacing is 42' x 22'. Ceiling height ranges from 26' to 28.5' clear.

The property is easily accessible. Located .5 miles from a CT Transit Bus Stop on Boston Post Road, 1.1 miles to I-95 Exit 41 (Marsh Hill Road), 2.8 miles from the Milford Metro-North Train Station and 10.2 miles from Tweed New Haven Regional Airport.

The Site

Space Available:	13,600 SF
Total Building Size:	139,500 SF
Land:	12 acres in common
Real Estate Taxes:	\$1.27/SF (2017)
Zoning:	Light Industrial (LI-2)
Year Built:	2016
Construction:	Architectural block & steel
Stories:	One
Tenancy:	Single
Occupancy:	Immediate

Features

Parking:	Abundant
Ceiling Height:	26' to 28.5'
Loading:	Two 10' H x 8' W loading docks with levelers and one 14' H x 12' W overhead door
Amenities:	Wet sprinkler system Temperature controlled building Motion sensing LED lighting Densified floor system Separate ADA men's and women's restrooms Washroom

Utilities

Water/Sewer:	City
A/C:	Central air-conditioning
Heating:	Gas forced hot air
Power:	400 amp, 277/480 volts, 3-phase Knock-down transformer: 120/208 volts

Contact

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