

# 200 POND VIEW DRIVE

MERIDEN, CT



FOR LEASE 56,140 SF



# 200 POND VIEW DRIVE MERIDEN, CT

## PROPERTY HIGHLIGHTS

- Located in the desirable Medway Industrial Park within 1 mile of two interchanges off I-91 and midway between Hartford and New Haven, CT
- Efficient production or distribution space with 21' to 24' ceilings, bridge cranes, full A/C, heavy power and a large paved outside storage area
- Business-friendly city with deep labor pool
- Two docks and one drive-in door (expandable)
- Two floor office area with private offices and central bullpen on second level and large lunchroom on the first floor





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<b>BUILDING SIZE:</b>	339,844 SF	
<b>AVAILABLE SPACE:</b>	56,140 SF Office: ±2,752 SF Industrial: ±54,300 SF	
<b>COVERED STORAGE:</b>	Outside Storage: ±15,000 SF ('21 Clear)	
<b>LAND:</b>	52.4 Acres	
<b>PARKING/OUTSIDE:</b>	±10-Acres of paved parking and outside storage on site	
<b>ZONE:</b>	M-4 (Planned Industrial)	
<b>YEAR BUILT:</b>	1998	
<b>HEIGHT:</b>	21' to 24' Clear	
<b>CONSTRUCTION:</b>	Walls:	Insulated metal panel
	Columns:	40' x 30' (plus 60' wide craneway)
	Roof:	Tar and Gravel
	Floor:	Reinforced concrete
<b>BRIDGE CRANES:</b>	10 - Ton : One (1) 1/2 - Ton : Ten (10)	
<b>COMPRESSED AIR:</b>	Access to building-wide compressed air system	
<b>UTILITIES:</b>	Electricity:	EverSource
	Natural Gas:	CNG
	Water/Sewer:	Municipal
<b>MECHANICALS:</b>	Heat:	Natural gas-fired
	A/C:	100%
	Sprinklers:	Wet system
	Electrical:	2500 amps, 277/480, Volt 3-phase
	Lighting:	LED
<b>LOADING:</b>	1 Drive-in door (14' x 14') 2 Dock-high doors (8'x 10')	
<b>TAXES:</b>	\$2.11 per SF	
<b>ASKING RENT:</b>	\$6.25 NNN	
<b>AVAILABLE:</b>	Immediately	



## AERIAL LAYOUT







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