



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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BUILDING SIZE:	339.844 SF	
AVAILABLE SPACE:	56,140 SF Office:	±2,752 SF
	Industrial:	±54,300 SF
COVERED STORAGE:	Outside Storage:	±15,000 SF ('21 Clear)
LAND:	52.4 Acres	
PARKING/OUTSIDE:	±10-Acres of paved parking and outside storage on site	
ZONE:	M-4 (Planned Industrial)	
YEAR BUILT:	1998	
HEIGHT:	21' to 24' Clear	
CONSTRUCTION:	Walls:	Insulated metal panel
	Columns: Roof:	40' x 30' (plus 60' wide craneway) Tar and Gravel
	Floor:	Reinforced concrete
BRIDGE CRANES:		
DIVIDUE CIVARVEOI	1/2 - Ton : Ten (10)	
COMPRESSED AIR:	Access to building-wide compressed air system	
UTILITIES:		EverSource
	Natural Gas:	CNG
	Water/Sewer:	Municipal
MECHANICALS:	Heat: A/C:	Natural gas-fired 100%
	Sprinklers:	Wet system
	Electrical:	2500 amps, 277/480, Volt 3-phase
	Lighting:	LED
LOADING:	1 Drive-in door (14' x 14')	
	2 Dock-high doors (8'x 10')	
TAXES:	\$2.11 per SF	
ASKING RENT:	\$6.25 NNN	
AVAILABLE:	Immediately	

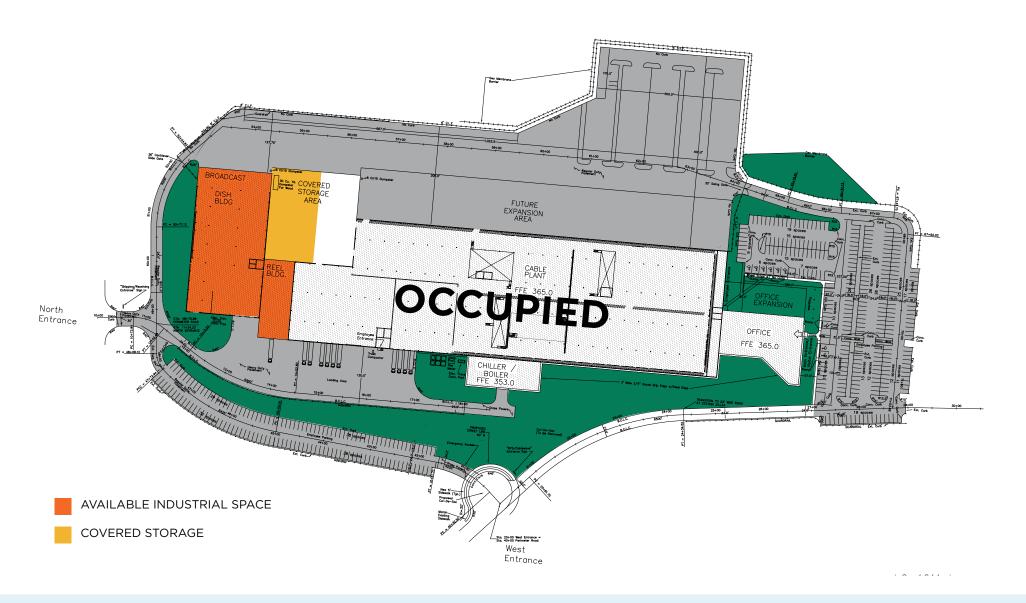






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AERIAL LAYOUT





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