



FOR LEASE up to 27,305 sf

80 Spring Lane
Plainville, Connecticut



SPECIFICATIONS

Building Size: 43,444 Square Feet

Available: 8,611 to 27,305 SF (can combine or subdivide)

Land: 8.2 acres **Zoning:** RI (Industrial)

Ceiling Height: 14'

Parking: 291 paved spaces

Year Built: 1984 / 1987 (expansion)

Loading: Drive-in Door, Dock-High Possible

Construction: **Walls:** Masonry / Brick / Glass

Columns: 52 'x 52' & 32' x 50'

Roof: Membrane

Floor: Concrete

Mechanicals: **Heat:** Gas Fired, Variable Air Volume Heating

AC: 100% 7 Roof top mounted TRANE units

Electrical: 1,200 amps @ 480/277 volts, 3-Phase

Sprinkler: Wet System

Lighting: Fluorescent

Generator: On-site

Taxes: \$1.38 per SF

Asking Rent: \$8.00 NNN



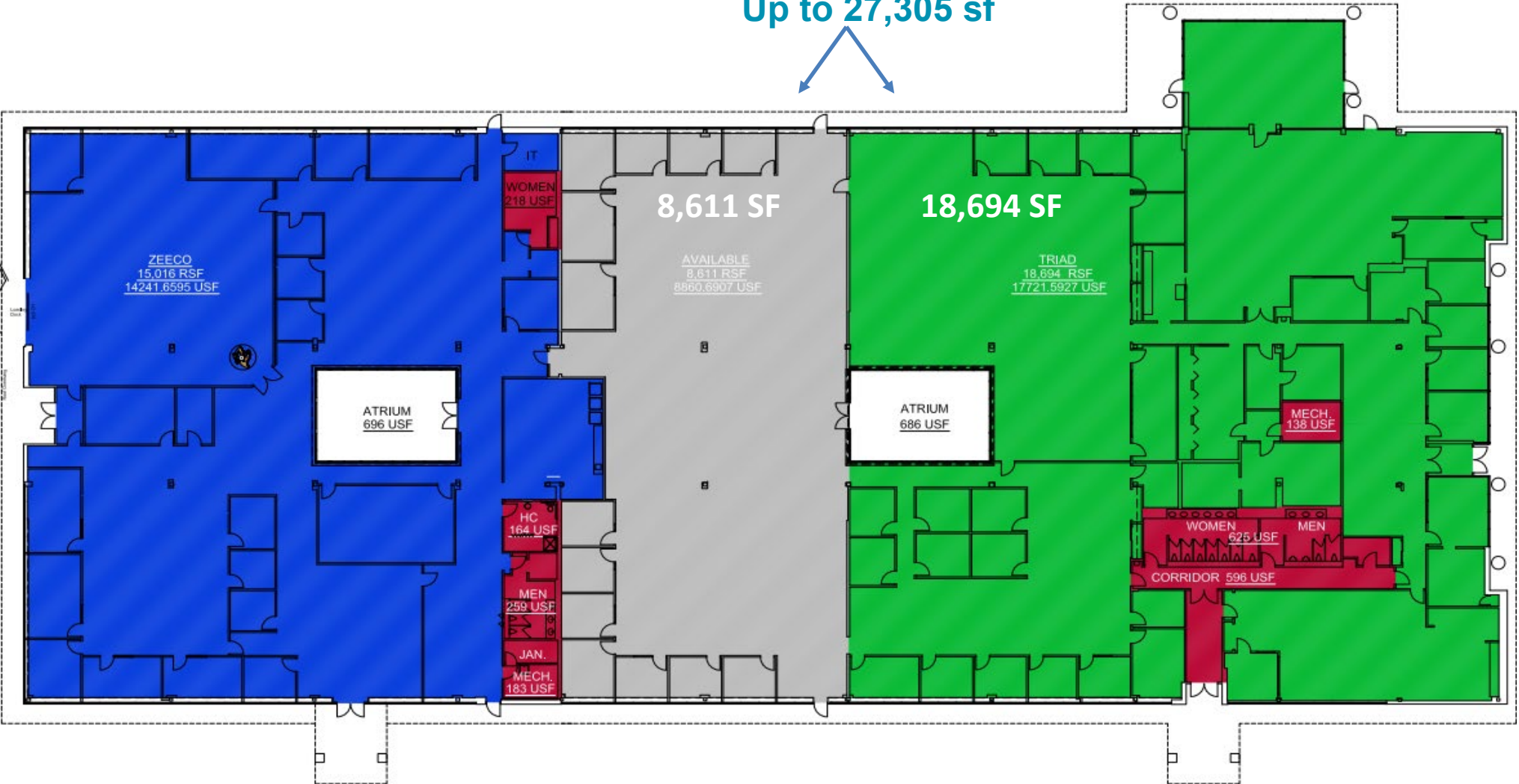
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Plainville, Connecticut

 **CUSHMAN &
WAKEFIELD**

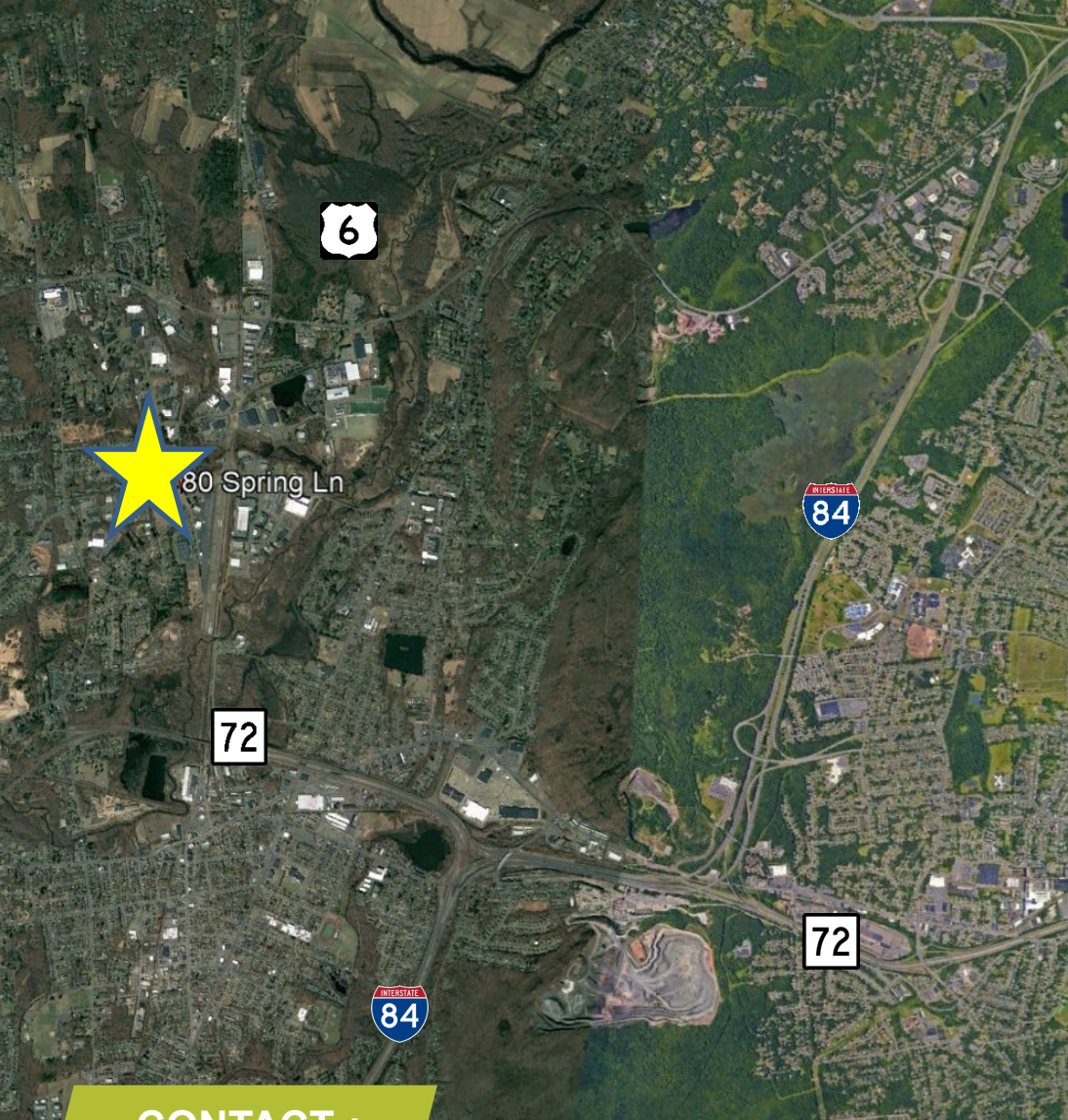
80 SPRING LANE

PLAINVILLE, CONNECTICUT

AVAILABLE
Up to 27,305 sf



- Located in the Farmington Industrial Park
- Multi-purpose office/flex facility adaptable for a variety of uses and easily subdivided
- Flexible suites of 18,694 SF and 8,611 SF, may be subdivided or combined
- Two interior landscaped courtyards
- Easy access to I-84, CT 72, & CT 9



CONTACT :

SEAN DUFFY
Executive Director
+1 860 616 1435
Sean.Duffy@cushwake.com

DAMON BOWERS
Director
+1 860 616 1433
Damon.Bowers@cushwake.com

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