



FOR LEASE UP TO 170,000 SF

225 EPISCOPAL ROAD

BERLIN, CONNECTICUT

Better never settles

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BERLIN, CONNECTICUT



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Extremely well-located near I-91 and I-84, 225 Episcopal Road is a well-conceived and maintained office and industrial building in Berlin, Connecticut. The 714,456 – square foot campus consists of four interconnected buildings. This rare opportunity lends itself to a variety of warehouse, distribution and manufacturing uses which can be benefit from the 20' to 24' ceilings, 14 dock-high doors, two drive-in doors and heavy power. The two-story office surrounds an employee-friendly one acre courtyard.

UP TO 170,000 SF
SUBDIVISIBLE

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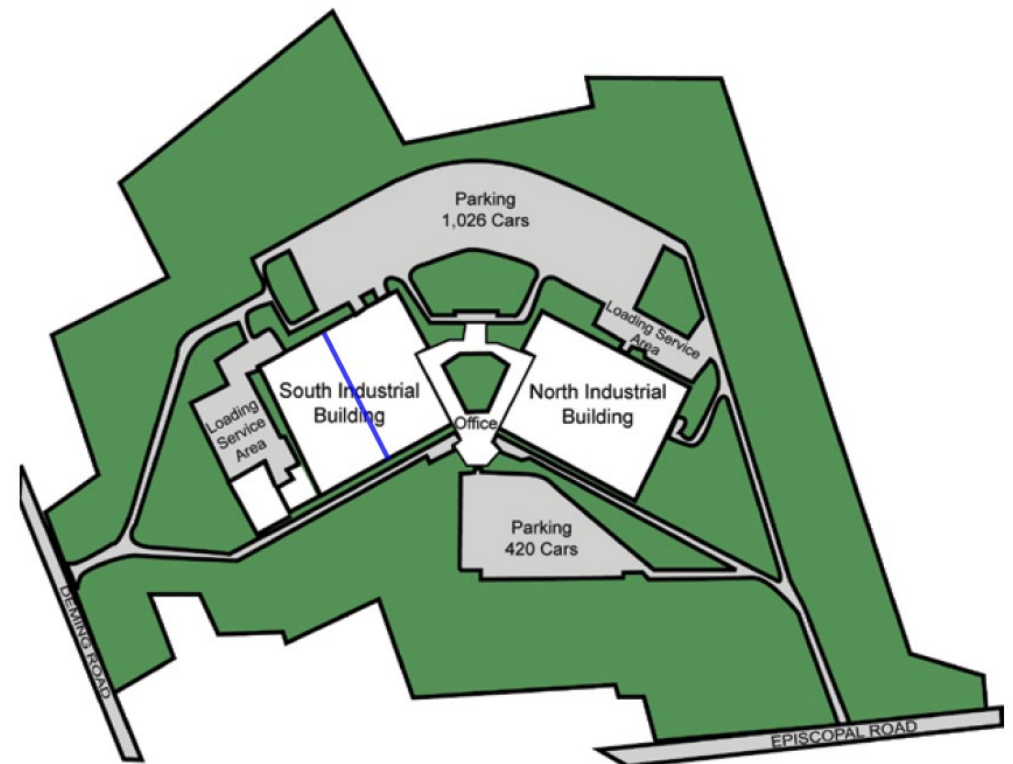
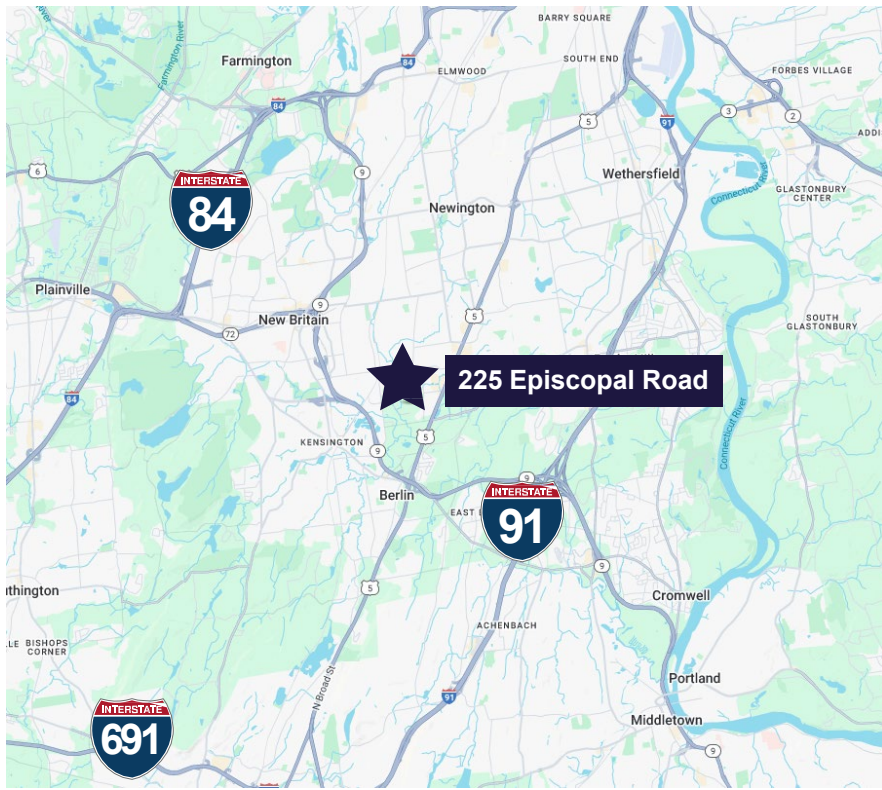
SPECIFICATIONS

Available:	Up to 170,000 SF (Subdivisible)
Timing:	Immediately
Rental Rate:	\$4.25 NNN
Land:	132.94 acres
Zoning:	I (Heavy Industrial)
Parking:	1,446 spaces
Year Built:	1969
Height:	20' – 24' clear
Walls	Concrete block and metal (industrial) Concrete block and exposed aggregate (office)
Floor:	Reinforced concrete
Heat:	Perimeter radiant and central gas-fired
A/C:	Office area
Electrical:	Eight electrical substations (13,800 volts) with ample distribution
Sprinklers:	Warehouse area
Loading:	12 dock doors (four 8' x 8' and one 8' x 10') expandable; Two drive-in doors (10' x 10')



FOR LEASE





FOR MORE INFORMATION, CONTACT:

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