

65 Holmes Road

NEWINGTON, CT



FOR LEASE 44,926 – 53,720 SF

65 HOLMES ROAD NEWINGTON, CT

PROPERTY HIGHLIGHTS

- Exceptional flexibility with loading on two sides of the unit and paved area (expandable) for parking or outside storage
- Efficient wholesale or distribution space with 22' to 24' ceilings, a 4,000 SF showroom, and additional mezzanine offices
- Central location in the desirable Southern Submarket within 1.5 miles to both I-84 and Route 9 interchanges
- Six dock-high doors with the ability to add drive-in door or dock doors
- Available immediately



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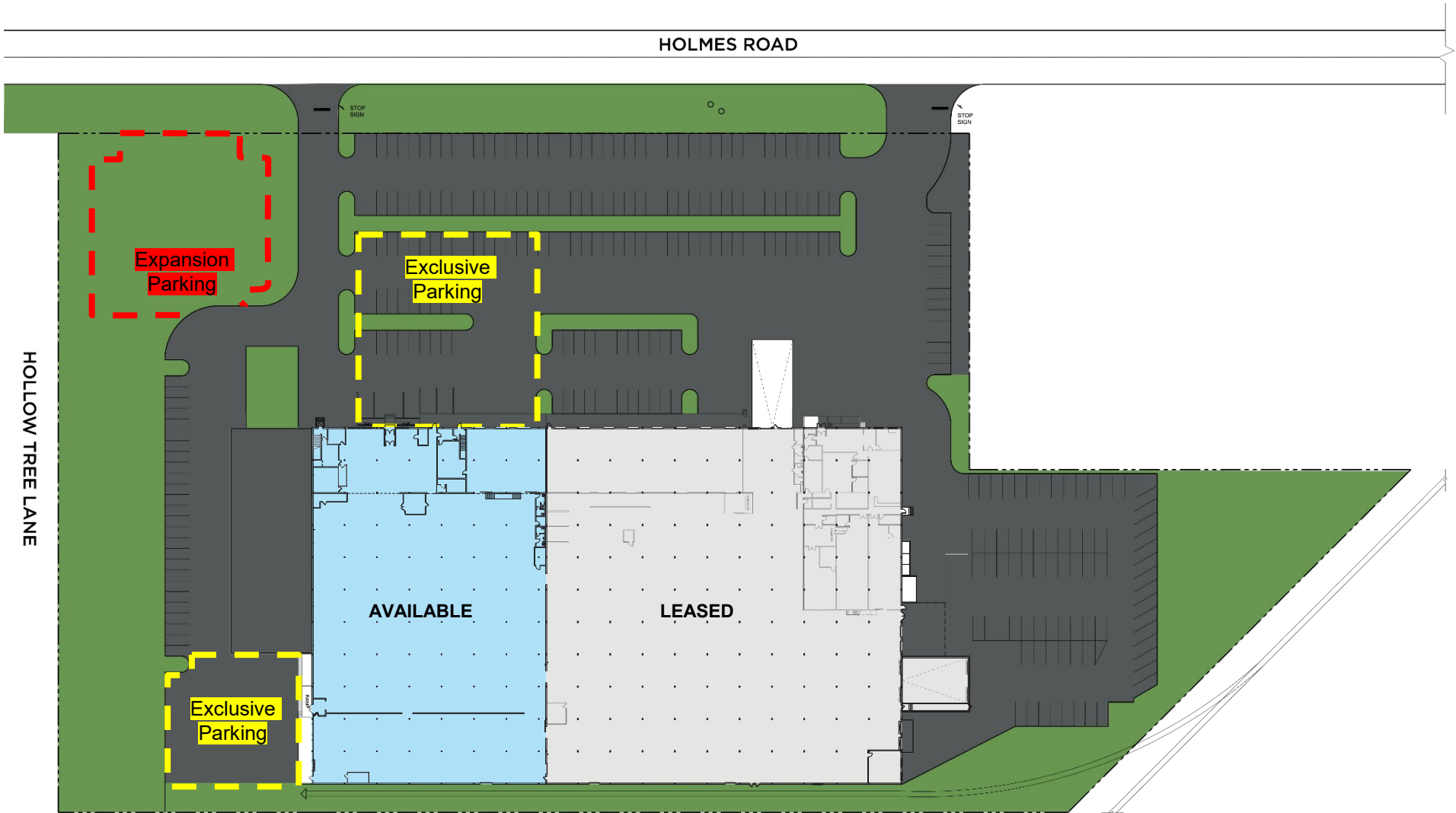
PROPERTY HIGHLIGHTS

BUILDING SIZE	126,597 SF
AVAILABLE SPACE	44,926 – 53,720 SF Office/Showroom: ± 4,600 – 13,400 SF Industrial: ± 40,300 SF
SITE	9.4 acres
ZONE	Industrial
YEAR BUILT	1960 (2020 Renovation)
PARKING / OUTSIDE STORAGE	(See site plan)
CLEAR HEIGHT	22' to 24'
CONSTRUCTION	Walls: Concrete block Roof: Membrane 2014 (20-year warranty) Floor: Reinforced concrete
UTILITIES	Electricity: Eversource Water/Sewer: Metropolitan District Commission Natural Gas: CNG
MECHANICALS	Heat: Natural gas-fired boiler (2021) A/C: Office/Showroom Sprinklers: Wet system Electrical: 2,000 amps Lighting: LED
LOADING	6 Dock-high doors (docks on 2 sides)
TAXES	\$0.82 per SF (2024)
ASKING RENT	\$7.75 NNN
AVAILABLE	Immediately



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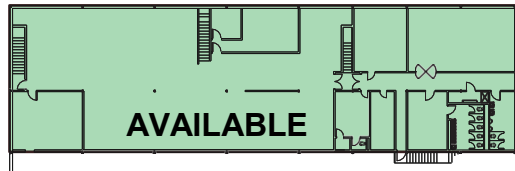
SITE PLAN






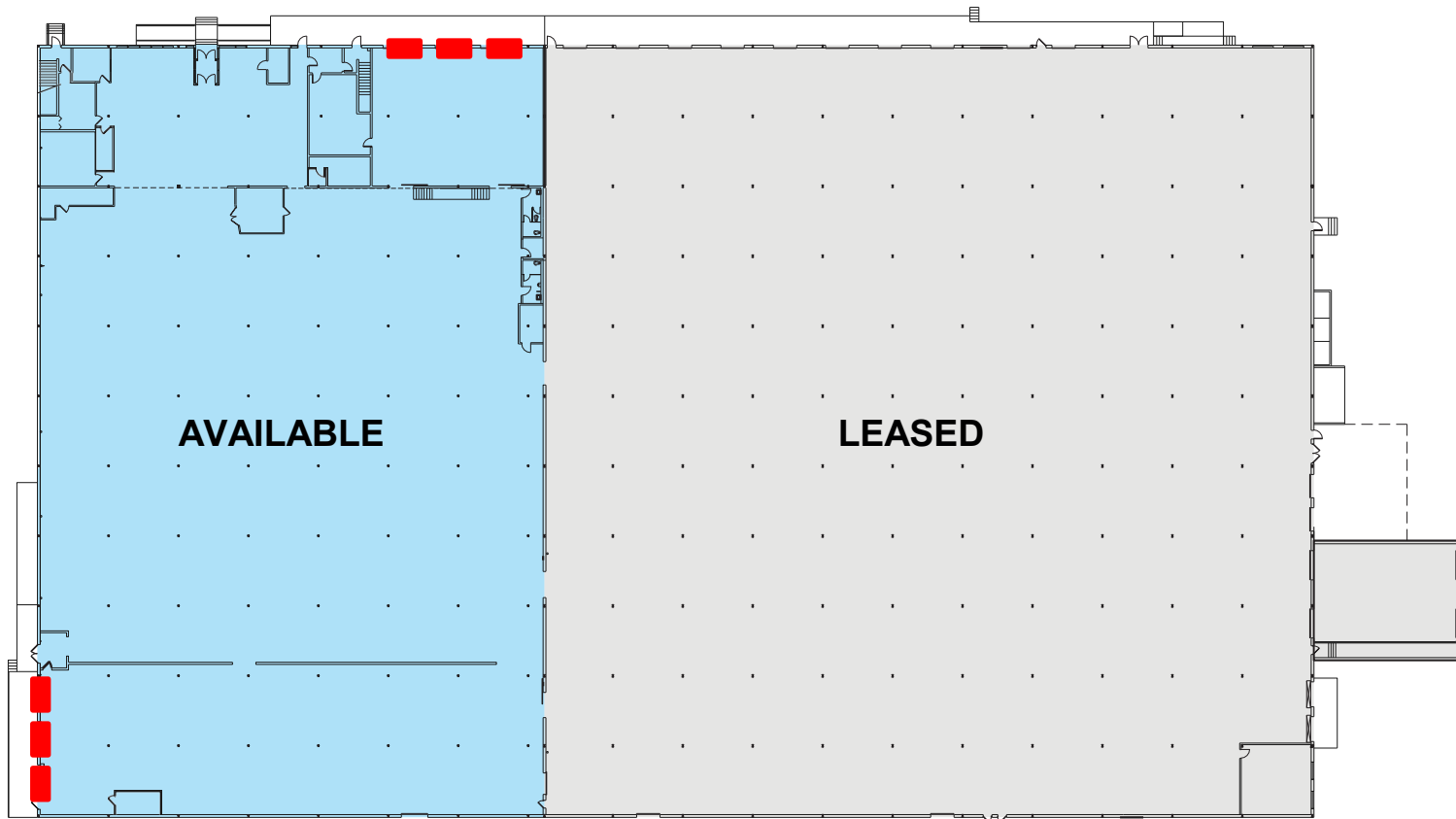
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FLOOR PLAN

MEZZANINE



-  Available 8,245 SF
-  Available 44,926 SF
-  Dock Doors





CONTACT INFORMATION

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