



4,000 SF TO 25,600 SF AVAILABLE | \$9.00 SF NNN

FLEX / INDUSTRIAL FOR LEASE

7 Kripes Road

EAST GRANBY, CONNECTICUT



**CUSHMAN &
WAKEFIELD**

7 KRIPES ROAD

EAST GRANDY, CONNECTICUT

SPECIFICATIONS

TYPE	Flex / Industrial
TOTAL SIZE	25,600 SF
AVAILABLE SPACE	4,000 SF- 25,600 SF
	+/- Industrial: 12,500
	+/- Office: 12,100
YEAR BUILT	1984
CEILING HEIGHT	16'-18' clear
LOADING	8 dock door 8 drive-in doors
MECHANICALS	
Sprinkler	Wet System
UTILITIES	
Gas	Yankee Gas
Power	800 Amp
Water/Sewer	Municipal
RENTAL RATE	\$9.00 NNN
DATE AVAILABLE	1/1/2027

ENTERPRISE ZONE

Bradley Airport Investment Zone

- Excellent flex building with bright and open office areas
- 16'-18' ceilings, 8 dock high and 8 grade level doors
- Shallow Bay, multi-tenant configuration divisible to 4,000 SF
- Located on Route 20 with 20,300 VPD traffic count



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FOR MORE INFORMATION, CONTACT

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