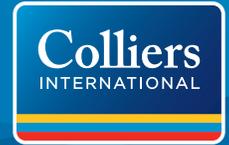


FOR LEASE > STEEL ASSEMBLY PLANT



75 Neal Court

PLAINVILLE, CT 06062



75 Neal Court > Steel Assembly Plant

75 Neal Court is a +/-200,000 SF industrial facility with rail and multiple cranes plus warehouse and shop space located in Plainville, Connecticut. This former steel assembly plant is situated on 11.25 acres and has 2,000 SF of office space and outside storage.

Building Amenities

- > +/- 100,000 SF available for lease; Will subdivide to +/-5,000 SF
- > 2,000 SF air-conditioned office space
- > Warehouse and shop space
- > Freestanding industrial buildings with 7 drive-in-doors (12' x 20')
- > Multiple cranes up to 40-tons
- > Rail to site & ample parking
- > Heavy power: 2,000 amps, 480 volts, Phase 3
- > Lease Rate: \$3.50/SF NNN

DIRECTIONS

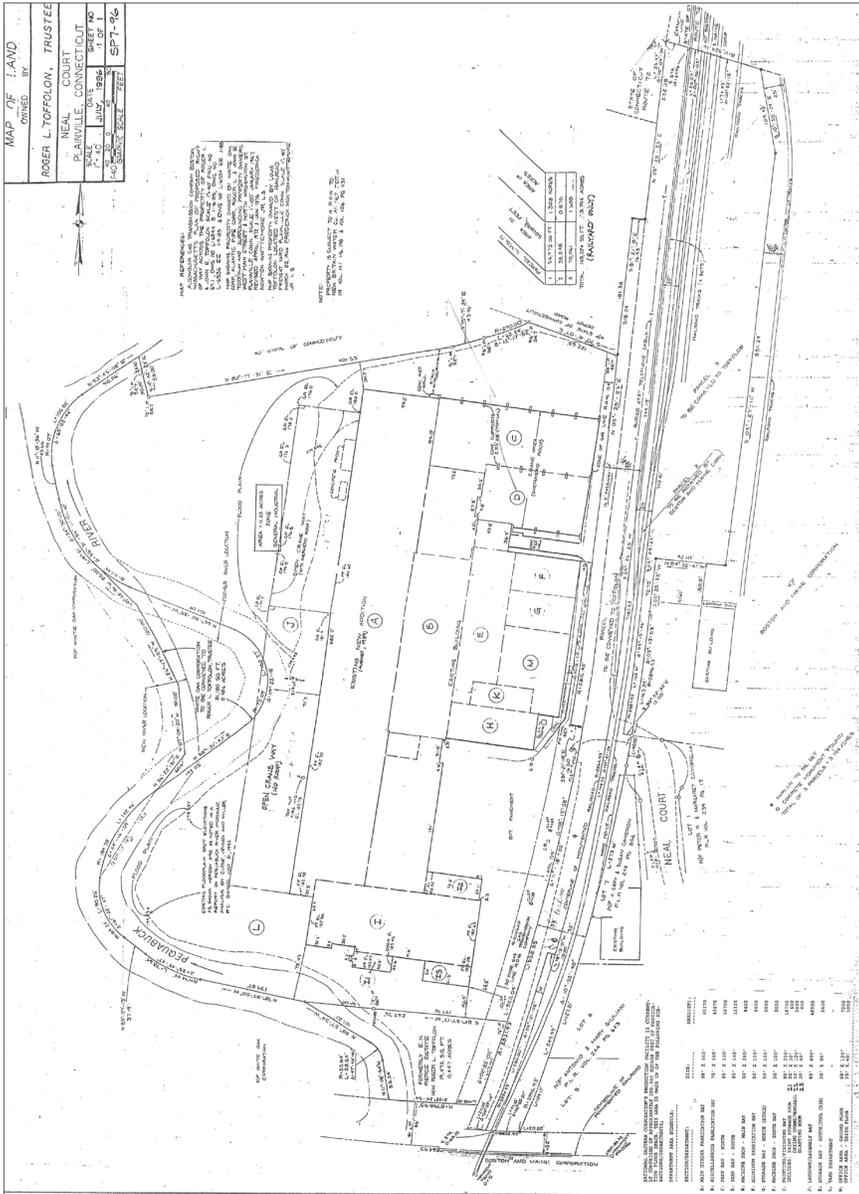
From Hartford, take I-84 to CT-72W. Take Exit #2. Turn left on New Britain Avenue. Turn right on Neal Court.

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75 Neal Court > Site Plan



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