

FOR SALE OR LEASE › INDUSTRIAL FLEX BUILDING



# 36 Holly Drive

NEWINGTON, CT 06111

**REDUCED LEASE RATE \$5.00/SF NNN**



## 36 Holly Drive › Industrial Flex Space

Colliers International is pleased to present 36 Holly Drive, a 65,000 square foot industrial building on 3.93 acres in Newington, Connecticut for sale or lease. This property is a well-located high quality building with 4 loading docks and 1 drive-in door. The building is 100% air-conditioned.

### DIRECTIONS

From Hartford, take I-84 West.  
At Exit 39A, take ramp right for CT-9. At Exit 29, take ramp right and turn left onto Ella Grasso Blvd.  
Keep straight onto Holly Drive.

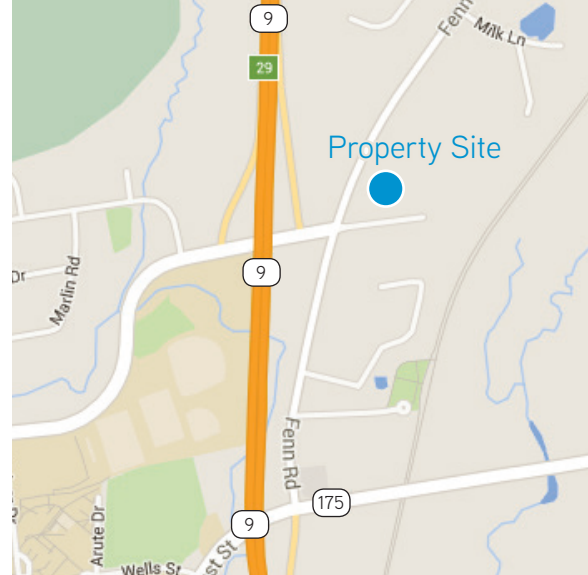
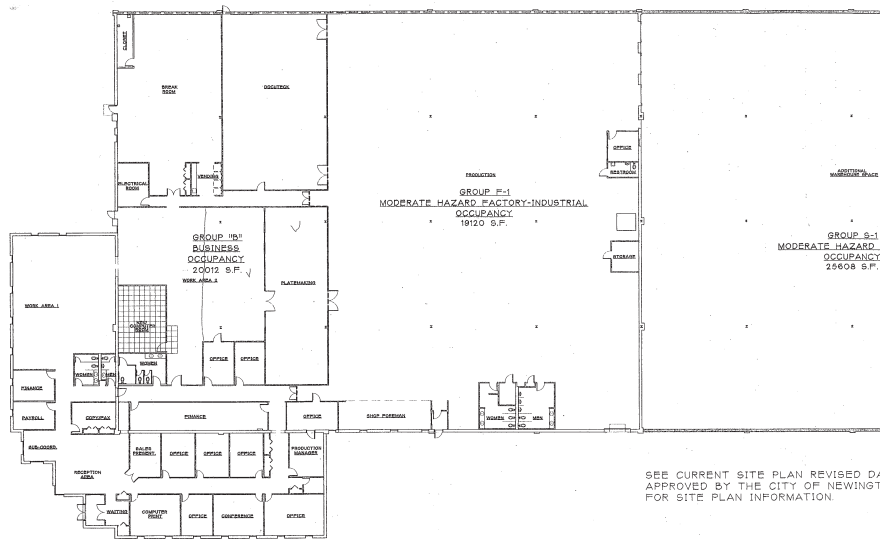
## Building Amenities

- › 65,000 SF industrial building
- › Sub-dividable to 25,000 SF
- › 20,012 SF office space
- › 3.93 acre site
- › 1 drive-in doors & 4 loading docks
- › High traffic location
- › Located at signalized intersection
- › 103 parking spaces
- › T-8 lighting
- › 17'-18' ceiling height
- › 100% air-conditioned
- › 2,500/1,600 amps & 208 volts
- › Sale Price: \$3,500,000
- › Reduced Lease Rate: \$5.00/SF NNN

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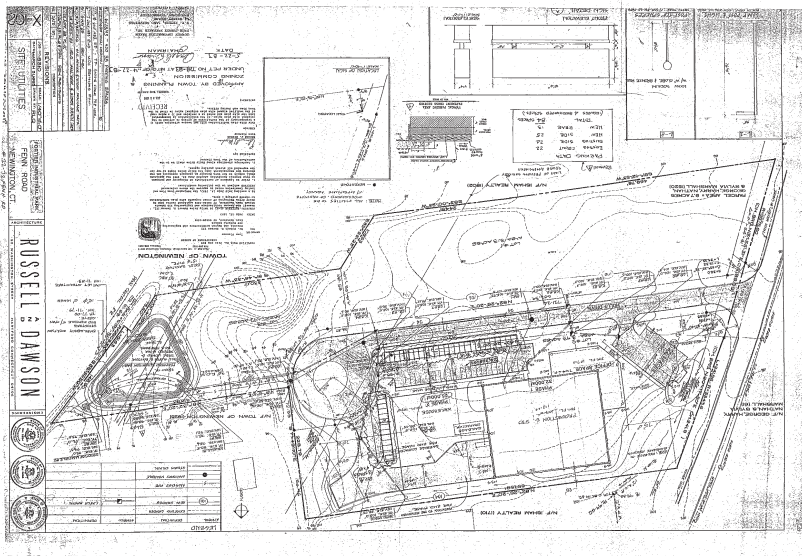
## 36 Holly Drive > Floor Plan



## Contact Us

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## 36 Holly Drive > Site Plan



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