

±6,250 SF Building For Medical, Manufacturing, Office or Warehouse Use



FOR SALE OR LEASE

238 Norwich Rd Plainfield, CT



JOHN J. CAFASSO, CCIM, SIOR
860.616.4013
john.cafasso@ct.colliers.com



RON LYMAN
860.887.5000
ronl@lymanre.com

MAX LYMAN
860.876.7766
maxl@lymanre.com

Property Summary

Features

- Completely rebuilt
- New insulation: Ceiling R30, & Walls R30
- New roofs & gutters piped into storm drain system
- New siding & asphalt
- New Interior
- New cameras, alarms (fire & security) w/ internet monitoring
- Environmentally clean to residential standards
- Pylon sign base
- NNN = \$1.35

Description

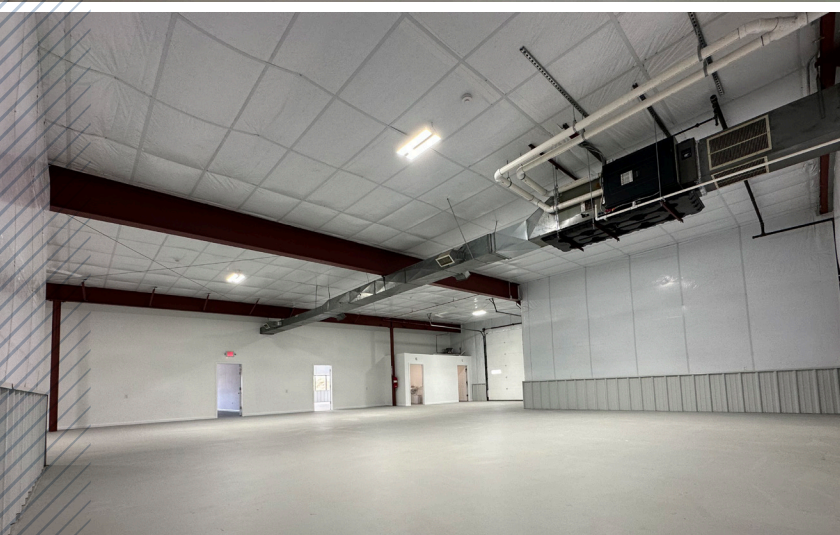
Address	238 Norwich Road, Plainfield, CT
Size	±6,250 sf
Land Site	±7.09 acres
Entry Doors	Two (2) double entry doors Four (4) standard entry doors
Overhead Doors	One (1) 12'x12'
Loading Docks	None



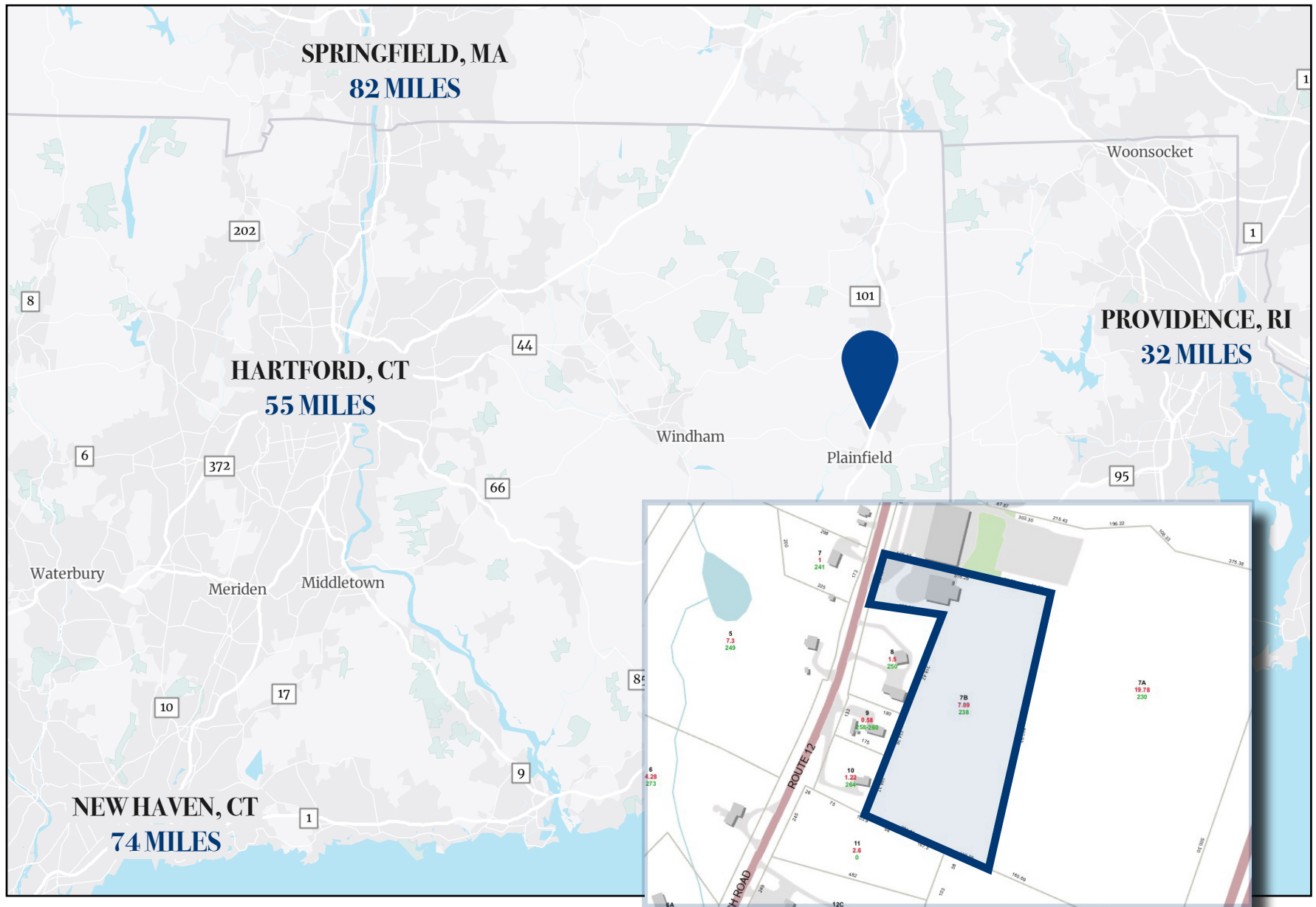
Sale Price: \$982,143

Lease Rate: \$11 psf nnn

Restrooms	New handicap restrooms
Ceiling Height	12'6" - 15'
Parking Spaces	18 parking spaces
Electric	110/220 volts 400 amps, 3 Phase
Utilities	Public Water & Public Gas
HVAC	New gas fire central HVAC AC/Heat



Location



226 Norwich Road

6,607 SF



Sale Price: \$1,132,629 | Lease Rate: \$12.00 psf nnn

230 Norwich Road

17,442 SF



Sale Price: \$2,491,714 | Lease Rate: \$10.00 psf nnn

238 Norwich Road

6,250 SF



Sale Price: \$982,143 | Lease Rate: \$11.00 psf nnn

±30,289 SF WITH ALL THREE BUILDINGS



238 NORWICH ROAD, PLAINFIELD, CT



JOHN J. CAFASSO, CCIM, SIOR
COLLIERS
860.616.4013
john.cafasso@ct.colliers.com



RON LYMAN
LYMAN REAL ESTATE
860.887.5000
ronl@lymanre.com

MAX LYMAN
LYMAN REAL ESTATE
860.876.7766
maxl@lymanre.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.