

FOR SALE OR LEASE > INDUSTRIAL SPACE



# 81 Alumni Road

NEWINGTON, CT 06111



**REDUCED SALE PRICE: \$3,400,000**

## 81 Alumni Road > Industrial Space

Colliers International is pleased to present 81 Alumni Road, a 183,000 square foot industrial building on 8.4 acres in Newington, Connecticut. There is currently 170,000 square feet available for lease. This property has electric service with 240 volts/4,000amps.

### Building Amenities

- > 183,000 SF industrial building
- > +/-170,000 SF for lease
- > Subdividable to 50,000 SF
- > +/-28,000 SF office space
- > 11 loading docks (8' x 8')
- > 1 drive-in door (10' x 10')
- > 22' clear height in warehouse
- > 9' clear height in office
- > Fully wet sprinklered
- > Rail on-site (3 doors)
- > Reduced Sale Price: \$3,400,000
- > Lease Rate: \$3.50/SF NNN

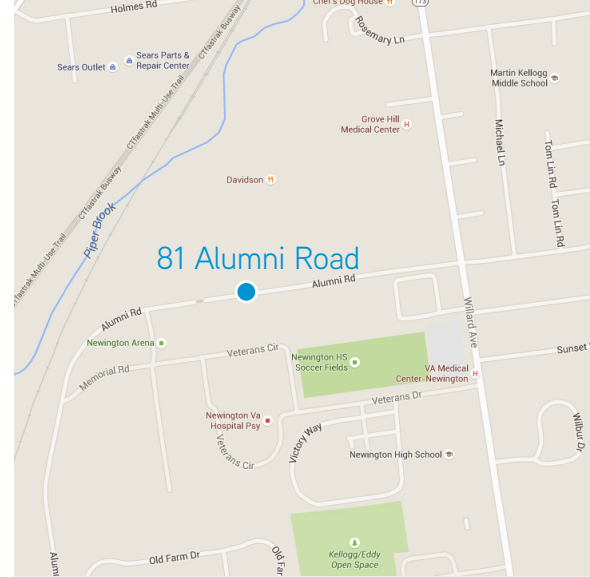
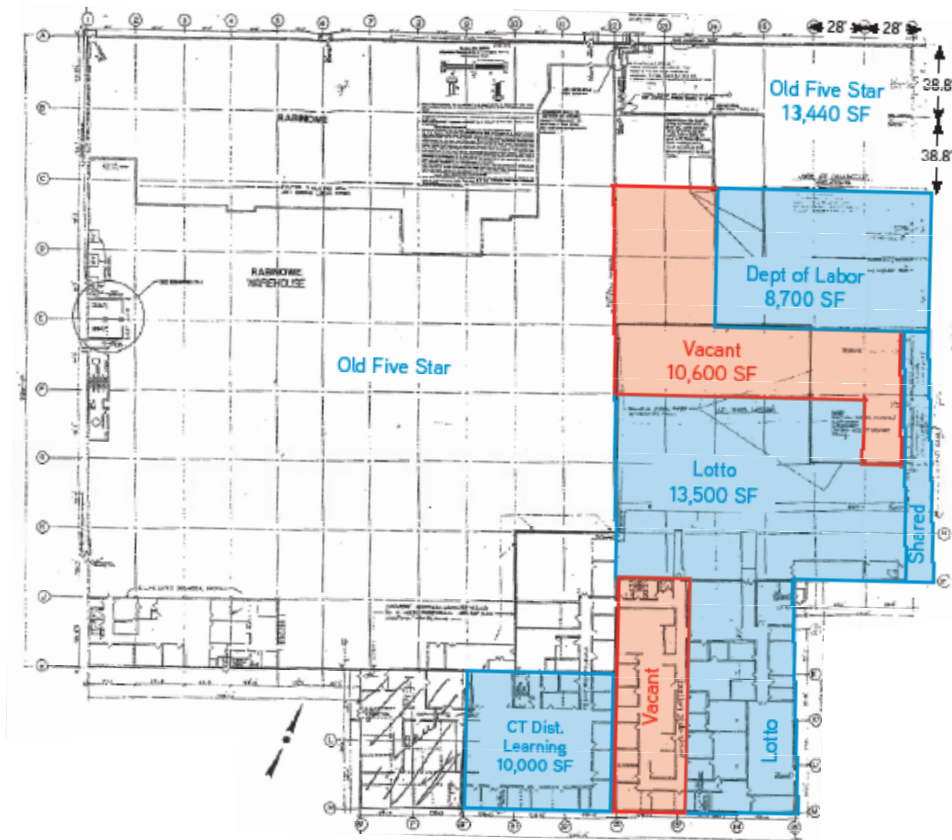
### DIRECTIONS

From Hartford, take I-91 South toward New Haven. At Exit 28, take ramp right for US-5 South/Berlin Turnpike. Keep straight into Russell Road. Turn right onto SR-175/East Cedar Street. Turn right on Alumni Road. The property is on the left.

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## 81 Alumni Road > Floor Plan



## Contact Us

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