

FOR LEASE > INDUSTRIAL SPACE

44 Washington Avenue

BERLIN, CT 06037



44 Washington Ave > Industrial Building

44 Washington Avenue is a 22,954 SF industrial building that has a wide variety of spaces available for lease. There is currently 1 space available: 4,910 SF warehouse/office space with an overhead door. The space is fully air-conditioned. It has 3,260 SF of warehouse and 1,650 SF of office. Each unit is separately metered. There is also outside storage available.

Building Amenities

- > 4,910 SF warehouse/office space available
- > 12' drive-in-door
- > Extra 500 SF of mezzanine area
- > Newly renovated office space
- > Outside storage available
- > Separately metered utilities
- > **Lease Rate: \$3,700 per month**

DIRECTIONS

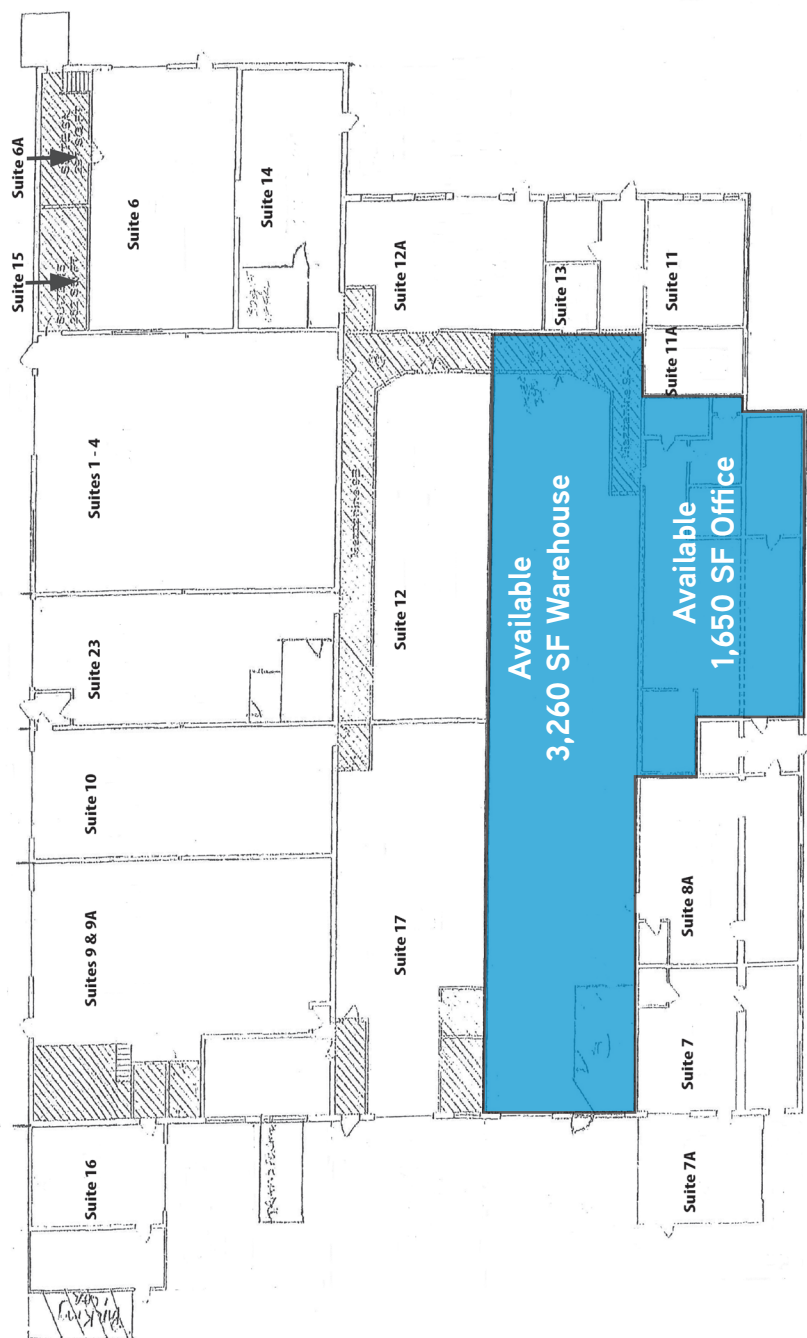
This property is located on the south side of Farmington Avenue (Rt. 372) in the Kensington section of Berlin.

From Hartford, take I-84W. Take Exit 39A for CT-9S. Take Exit 23 and turn right onto Christian Lane. Continue onto Porters Pass and turn left onto Farmington Avenue. Turn right onto Washington Avenue. The property is on the right.

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44 Washington Avenue > Site Plan



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