



Sale Price

**\$1,920,000**

Lease Rate

**\$10.00** psf nnn

## 10 County Line Dr, Building #2 Cromwell, CT 06416

**±14,220 sf flex/office building  
on ±2.14 acres for sale or lease**

This versatile, fully air-conditioned building was constructed in 2012 and offers a modern, adaptable layout to suit a variety of needs. Built with attractive split-faced block and excellent fenestration, the space is filled with natural light and can function either as a warehouse with a drive-up door or be fully utilized as office space. The property features a generous parking ratio, making it ideal for service-oriented uses such as veterinary, daycare, medical, or dental practices. Conveniently located with easy access from Exit 24 on the Rocky Hill line and Route 9 from Cromwell, the building is perfectly positioned for accessibility. A subdivision is currently in process should a sale occur.

### Features

- 14,220 sf industrial building on 2.14 acres
- 16' ceiling height
- Fully air-conditioned
- 5/1,000 parking ratio
- Built 2012

**Philip Gagnon, SIOR**

860 616 4016

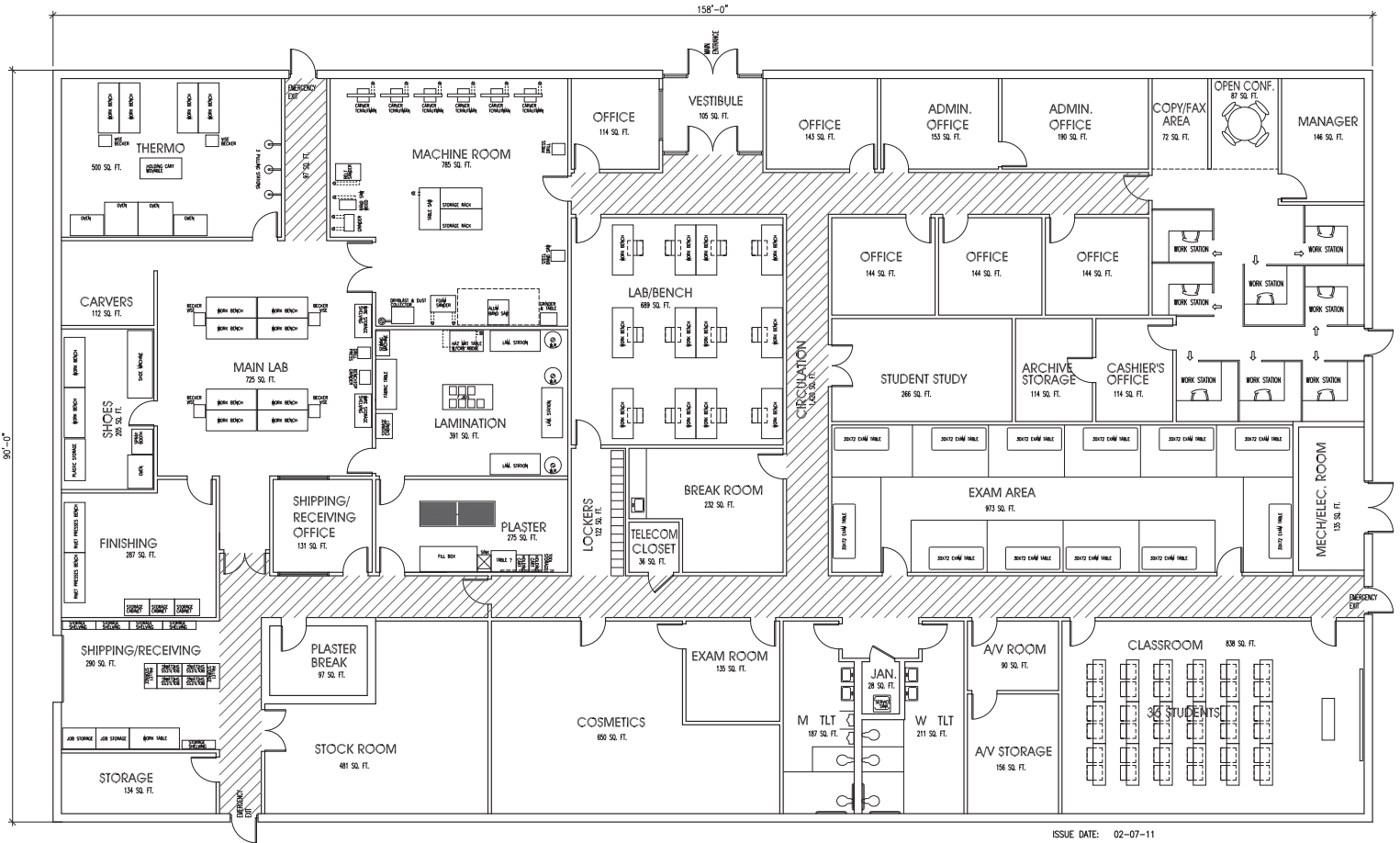
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# Floor Plan



**HANGER - PROPOSED PLAN**  
**ALTERNATE LOCATION**  
 CROMWELL AVENUE,  
 ROCKY HILL, CT

ISSUE DATE: 02-07-11  
 REVISION DATE: 02-22-11  
 REVISION DATE: 03-02-11  
 REVISION DATE: 03-03-11  
 REVISION DATE: 03-14-11  
 REVISION DATE: 03-16-11  
 REVISION DATE: 04-19-11



**FURMAN & FURMAN**

ARCHITECTS  
 180 Varick Street, NY, NY 10014, Phone 212.692.2800, Fax 212.692.1720



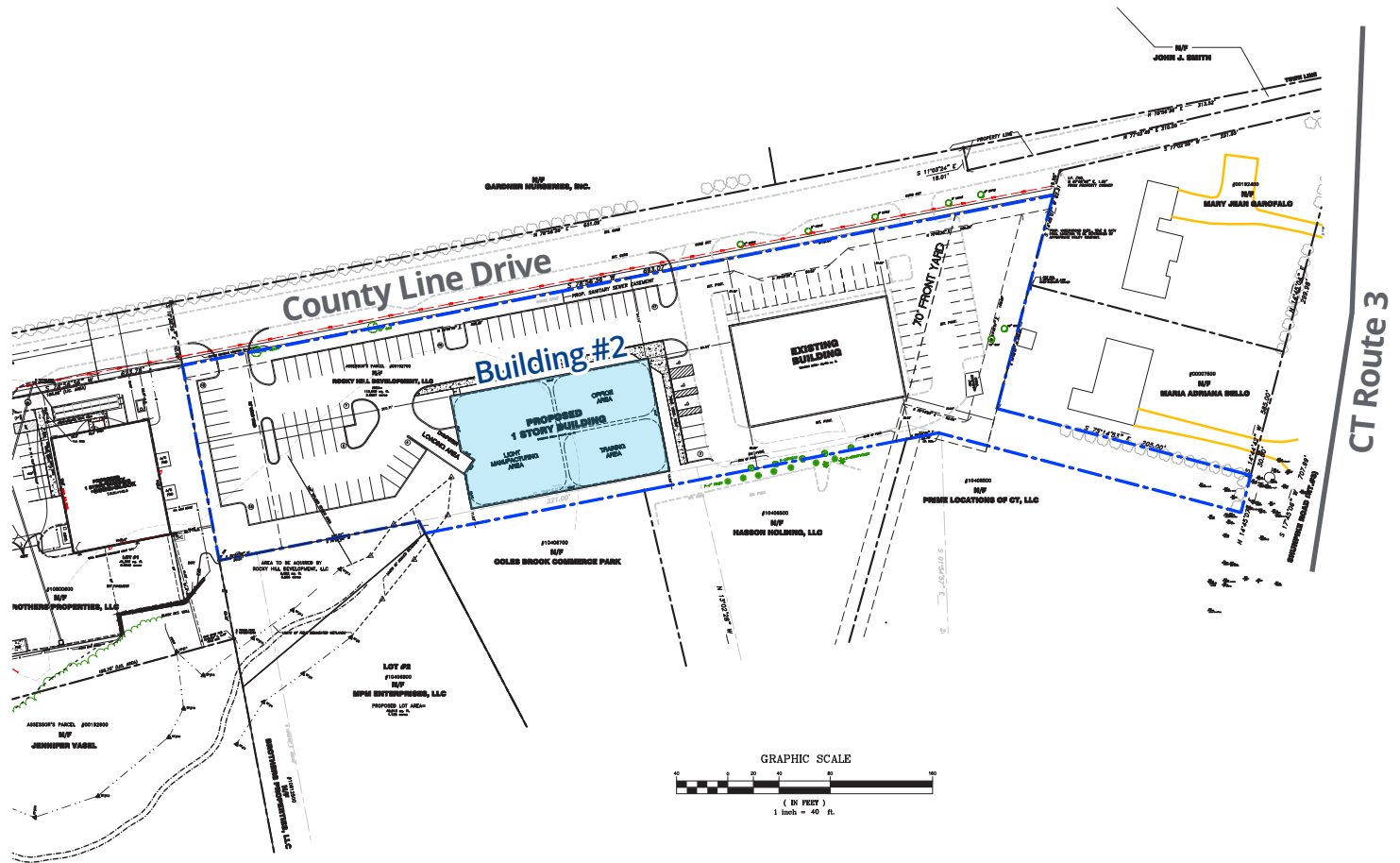
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# Site Plan/Location Map



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