

FOR LEASE

4 Alcap Ridge Cromwell, CT



Matthews Commercial Properties is proud to present 13,200 SF+/- of contiguous, clean, recently updated industrial space in excellent condition available for lease. Both units feature central A/C, brand new Gas Modine Heaters and all new LED lights. The ceilings are 16' clear span over the warehouse area. There is a mezzanine over the offices that provide additional storage space. This is a well-insulated brick building with a new roof. The property is suitable for a variety of uses, and offers plenty of parking and outside storage space. This location is easily accessible to I-91, I-84 and Route 9.

Units 3 and 4 Combined:

- **13,200 SF+/- open space with 6 private offices and 3 restrooms**
- **Lease Rate = \$4.81 PSF NNN Plus Utilities**
- **Estimate of Nets = \$1.51**
- **Monthly Rent = \$6,952.00 Per Month**



MATTHEWS COMMERCIAL PROPERTIES LLC.

819 Straits Turnpike Suite 3B, Middlebury, CT 06762
Phone: 203-753-5800 Fax: 203-574-3875
www.matthewscommercial.com

CONTACT: NoahMatthews 203-721-3337
Email: matthewsnoah@gmail.com

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal—all without notice. No representation is made or implied by Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS	4 Alcap Ridge		
CITY, STATE	Cromwell, CT		
BUILDING INFO		MECHANICAL EQUIP	
Total Available S/F	13,200 SF+/-	Air conditioning	Central
Exterior construction	Brick	Type of heat	Gas - Forced Air
Interior construction	Drywall / Concrete	OTHER	
Ceiling height	16'	Total acres	1.78
Roof	Gravel / Asphalt	Zoning	IND
Date built	1968	Parking	13 spaces in front. Plenty of parking in back.
UTILITIES		Interstate / distance to I-91	1 mile
Sewer	City	Interstate / distance to I-84	9.4 miles
Water	City	State Route / distance to Rt-9	2.1 miles
Gas	Eversource	TERMS	
Electric	Eversource	Lease rate:	
	800 Amps, 480 Volts, 3 Phase	- Unit #3	\$6.35 PSF NNN
		- Unit #4	\$4.96 PSF NNN
		- Units 3 & 4	\$4.81 PSF NNN
		Estimate of Nets	\$1.51

COMMENTS:

Unit 3:

- 4,200 SF+/- open space with a reception area, 3 private offices and 2 restrooms
- Shared 12' x 12' loading dock with Unit 4
- Lease Rate - \$6.35 PSF NNN Plus Utilities
- Estimate of Nets = \$1.51
- Monthly Rent = \$2,751.00

Unit 4:

- 9,000 SF+/- open space with 3 private offices and 1 restroom
- Shared 12' x 12' loading dock with Unit 3 and a private 10' x 17' loading dock
- An Overhead Drive-In Door can be installed
- Potential to construct a drive-in door and remove some walls
- Lease Rate = \$4.96 PSF NNN Plus Utilities
- Estimate of Nets = \$1.51
- Monthly Rent = \$4,852.50

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms or conditions, prior sale, lease or financing or withdrawal – all without notice. No representation is made or implied by Matthews Commercial Properties, LLC or its associates as to the accuracy of the information submitted herein.

MATTHEWS COMMERCIAL PROPERTIES
203-753-5800 FAX 203-574-3875





