

FOR LEASE

4 Alcap Ridge, Cromwell, CT

MATTHEWS COMMERCIAL PROPERTIES

**Recently Updated Industrial / Flex Space
Coming Available 08/14/2024**



PROPERTY FEATURES:

- Unit 3: 4,200 SF +/- Industrial / Flex Unit
- Coming Available 08/14/2024
- Open Warehouse Space with a Reception Area, 4 Private Offices & 3 Restrooms
- Brand New HVAC - Gas Modine Heaters
- New LEDs
- Mezzanine Above the Offices
- Shared 12' x 12' Loading Dock with Unit 4
- 16' Clear Ceiling Height
- Easily Accessible to I-91, I-84 and Route 9

LEASE RATE:

- \$7.00 PSF NNN + Utilities
- NNN = \$1.77 PSF
- Total Monthly Rent = \$3,069.50 + Utilities

Contact:
NOAH MATTHEWS
Office: 203-753-5800
Cell: 203-721-3337
matthewsnoah@gmail.com

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PROPERTY DETAILS:

BUILDING

Total Available SF	4,200 SF +/-
Exterior Construction	Brick/ Concrete/ Asphalt Shingles
Interior Construction	Drywall. Concrete.
Year Built	1969
Ceiling Height	16' Clear
Parking	In-Common
Zoning	IND

PROPERTY

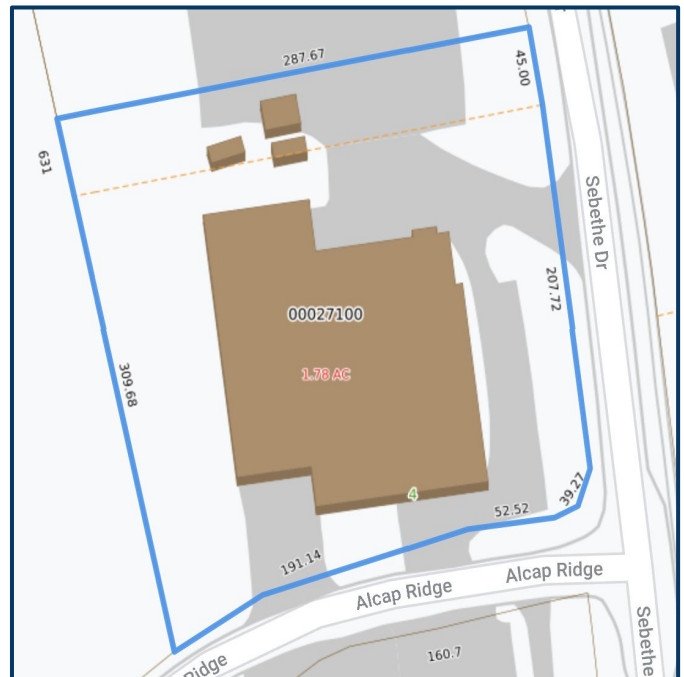
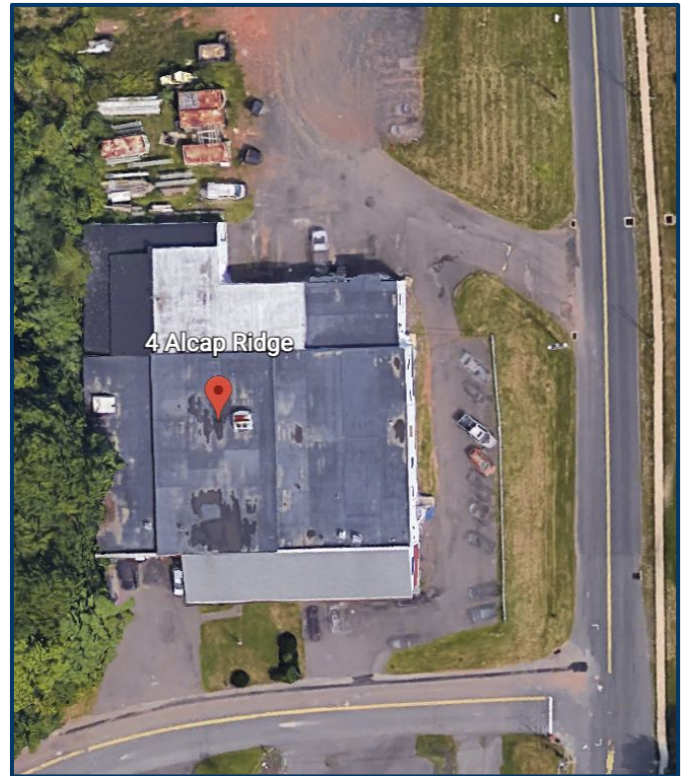
Lot Size	1.78 Acres
Distance to I-91	1 Mile
Distance to I-84	9.4 Miles
Distance to RT-9	2.1 Miles

MECHANICALS & UTILITIES

Heat Source/ Type	Gas- Forced Air
A/C	Central A/C in Office
Electric	Eversource 800 Amps, 480 Volts, 3 Phase
Sewer	City
Water	City

TAXES

TAXES PSF	\$0.98 PSF
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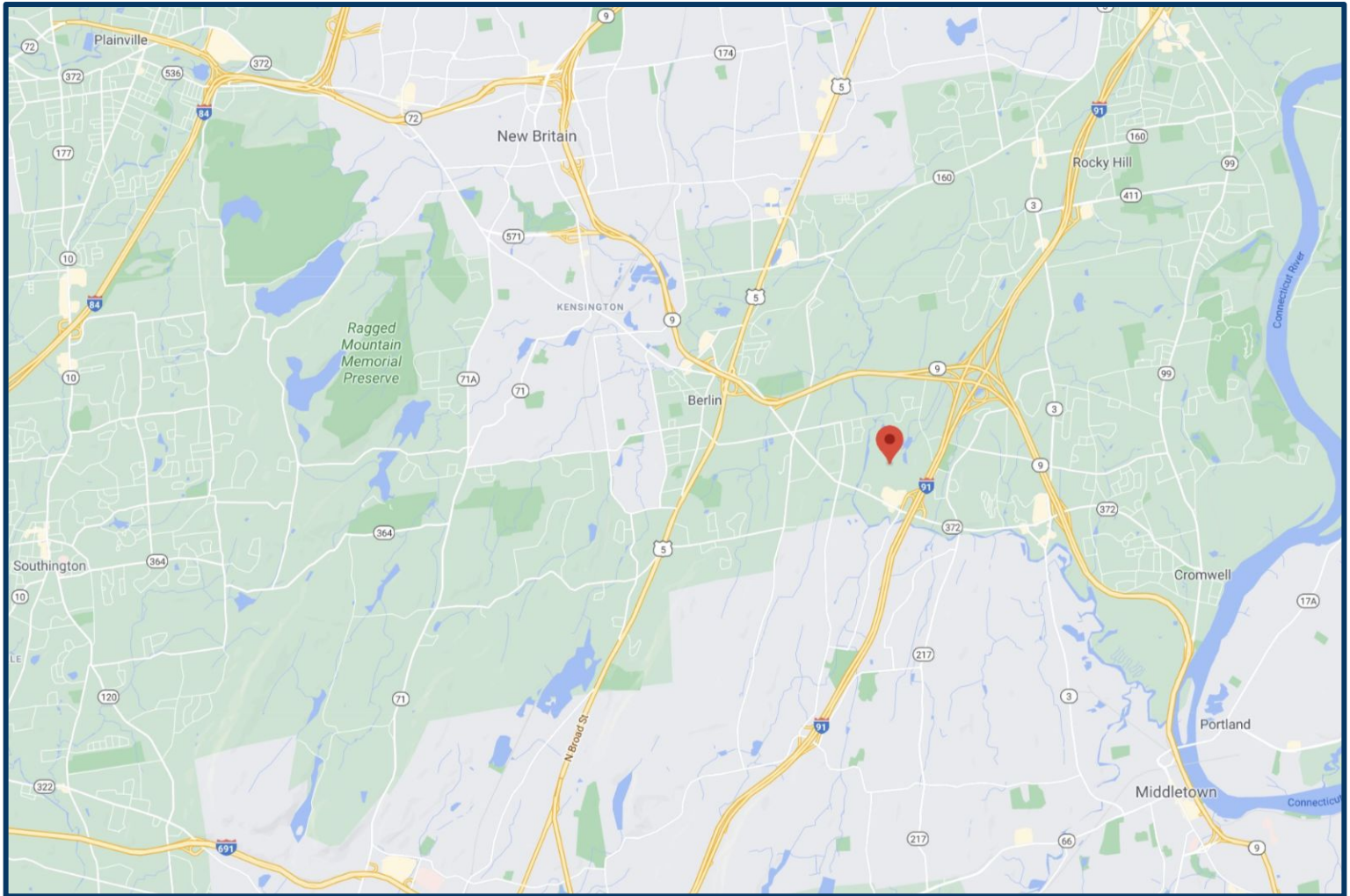
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[Video Tour- 4 Alcap Ridge, Cromwell, CT](#)

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