



Colliers

Accelerating success.



For Lease

51 Bradley Park Road
East Granby, CT 06026

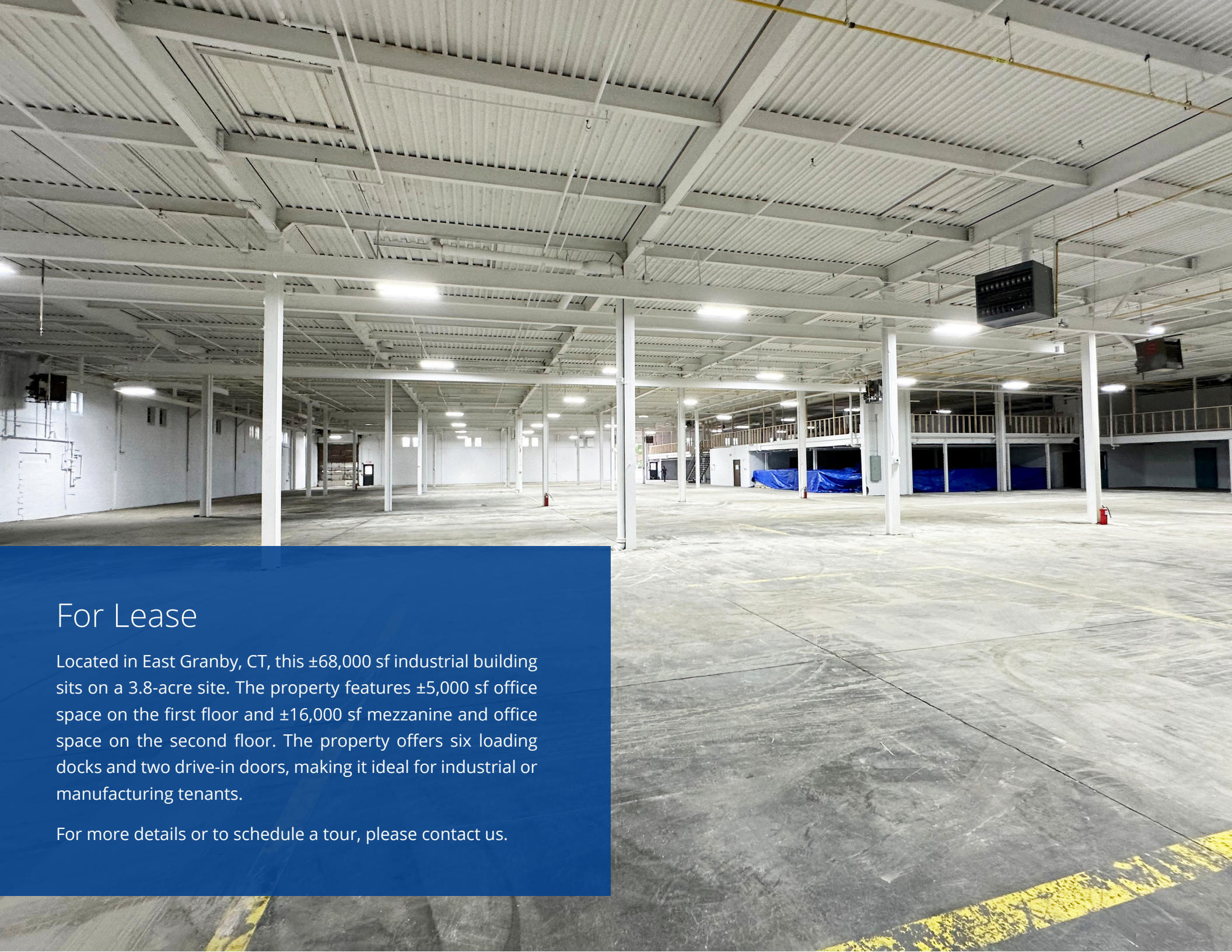


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For Lease

Located in East Granby, CT, this $\pm 68,000$ sf industrial building sits on a 3.8-acre site. The property features $\pm 5,000$ sf office space on the first floor and $\pm 16,000$ sf mezzanine and office space on the second floor. The property offers six loading docks and two drive-in doors, making it ideal for industrial or manufacturing tenants.

For more details or to schedule a tour, please contact us.

Landlord is willing to build-to-suit tenant needs,
offering flexibility for prospective tenants.

Recent Improvements

- Newly painted
- Full interior demo
- Electrical cleanup
- New LED lighting
- Mezzanine space available
- Build-to-suit options for tenant needs





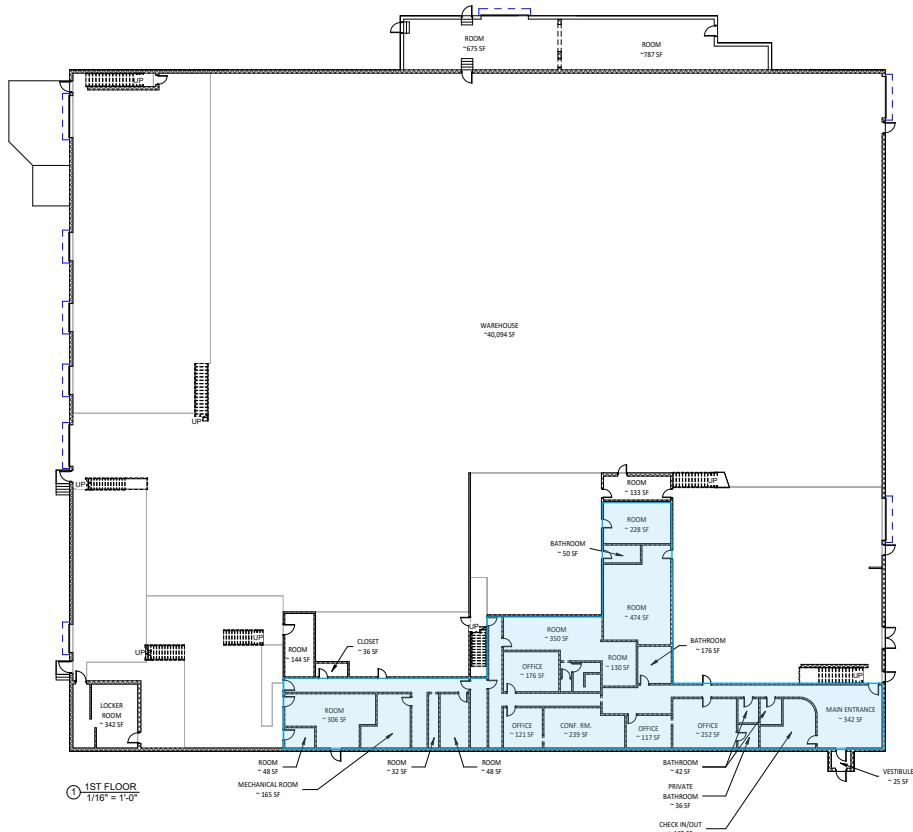
Property Highlights

- ±68,000 sf industrial building
- ±5,000 sf office first floor
- ±16,000 sf office & mezzanine space second floor
- 6 loading docks & 2 drive-in doors (14')
- 20' ceiling height
- Built in 1964
- 3.8 acre site
- Ample parking
- Wet sprinkler system
- Air-conditioned office
- 240/480 volts & 3,000 amps
- Build-to-suit tenant needs

Basic Lease Rate
\$5.00 psf nnn

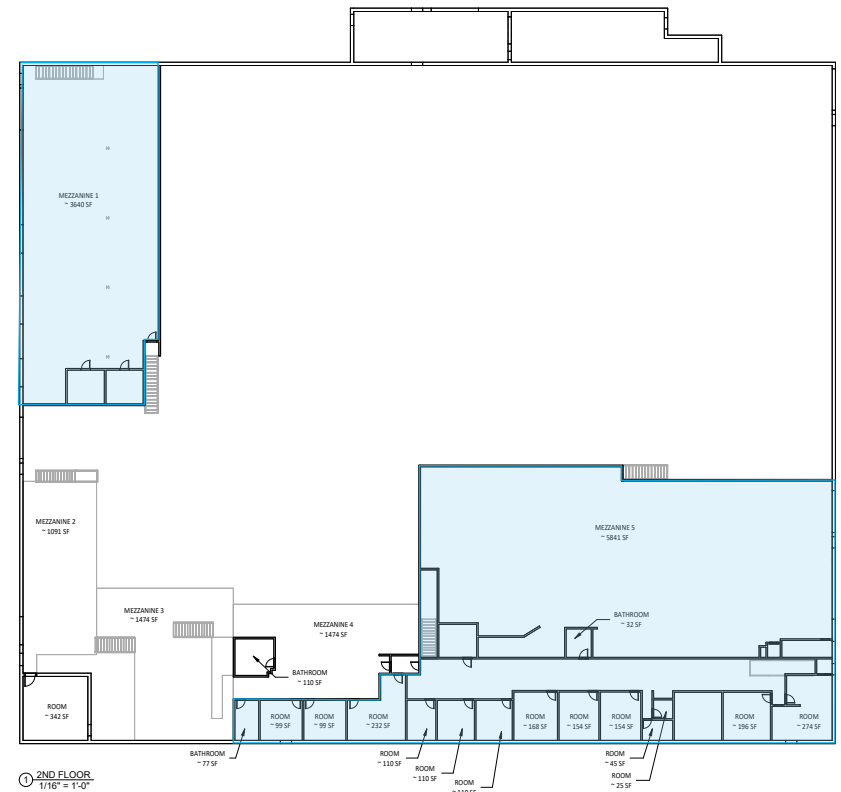
NNN Expenses
±\$1.50

Floor Plans



FIRST FLOOR

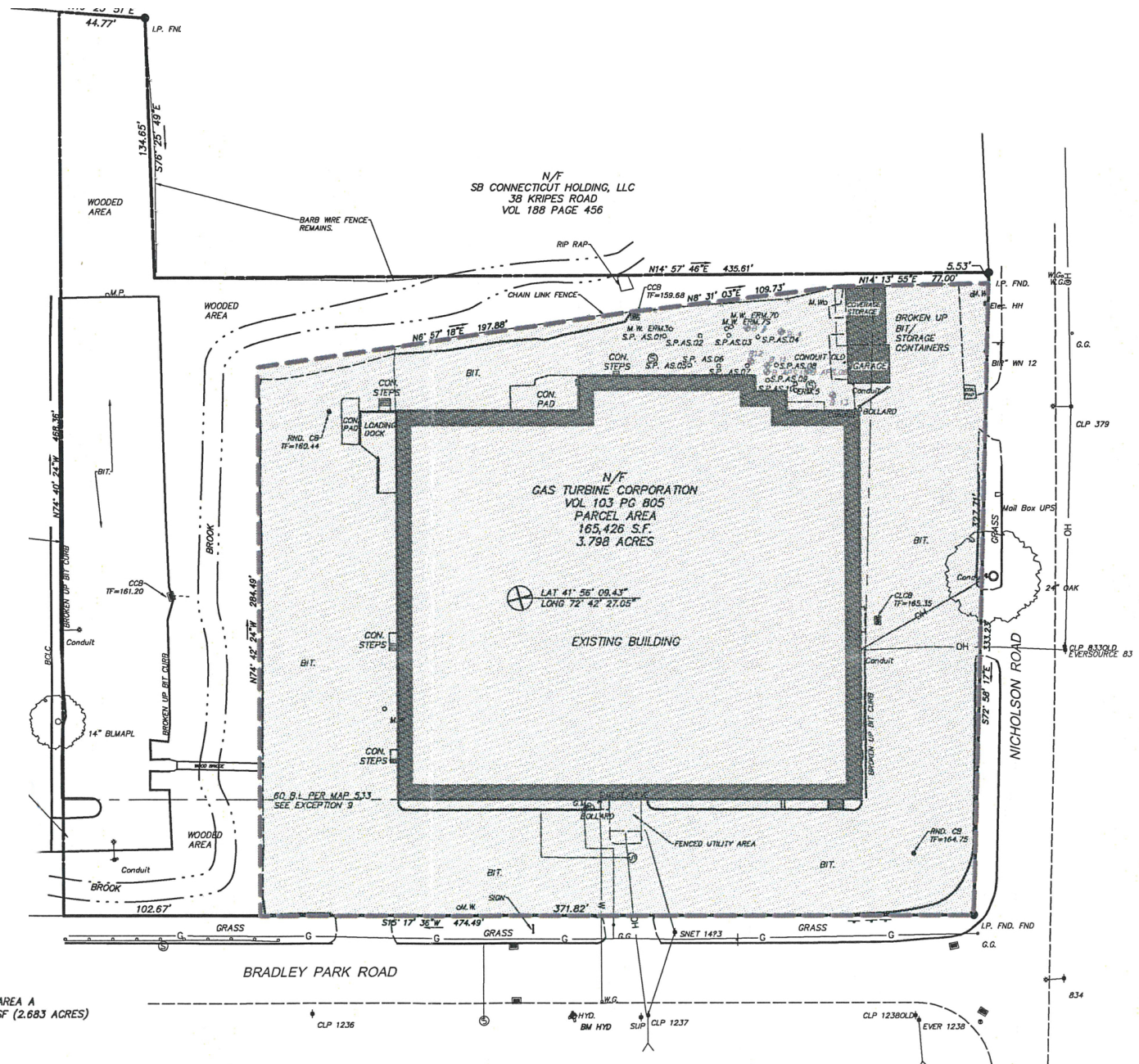
±5,000 SF Office Space



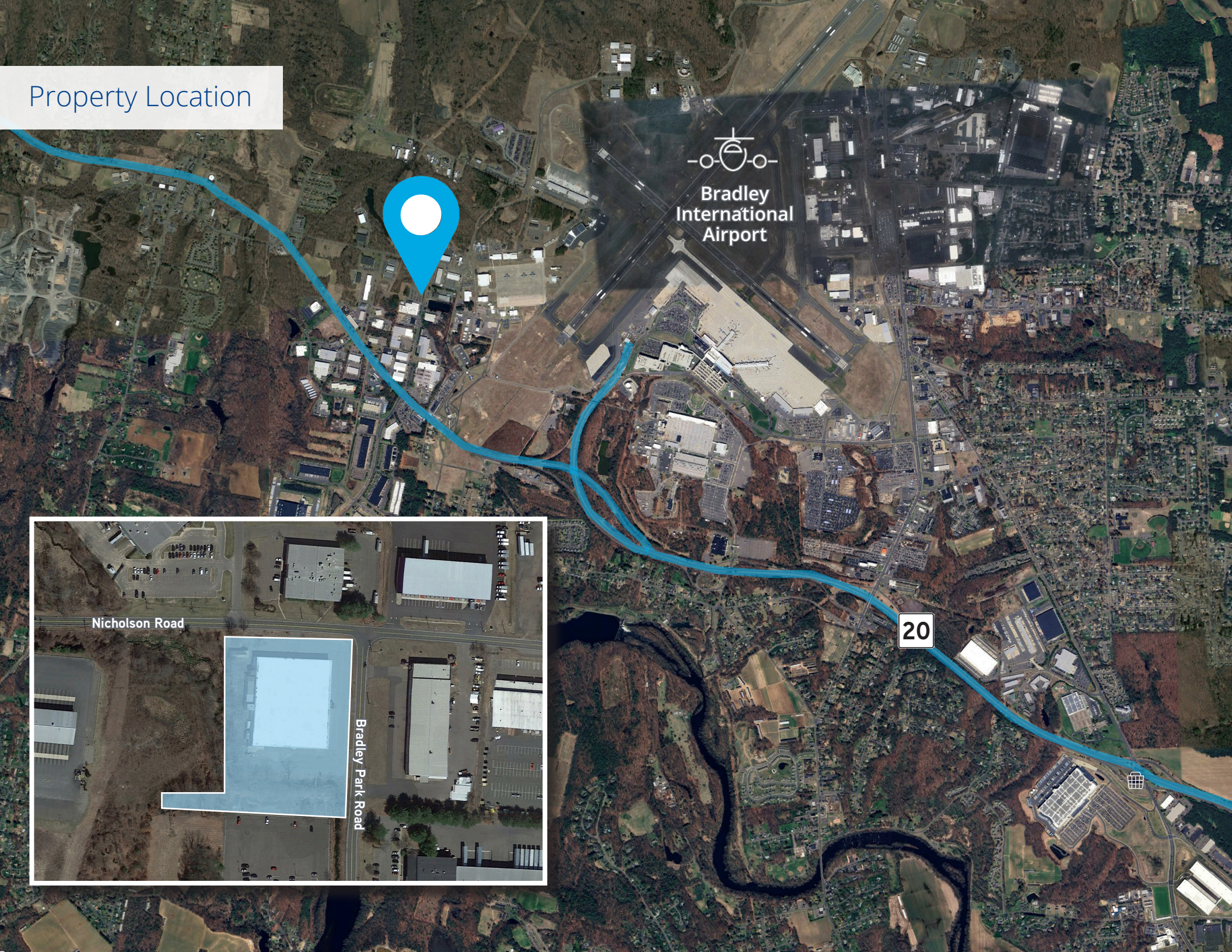
SECOND FLOOR

±16,000 SF Mezzanine & Office Space

Site Plan



Property Location



Bradley
International
Airport

20

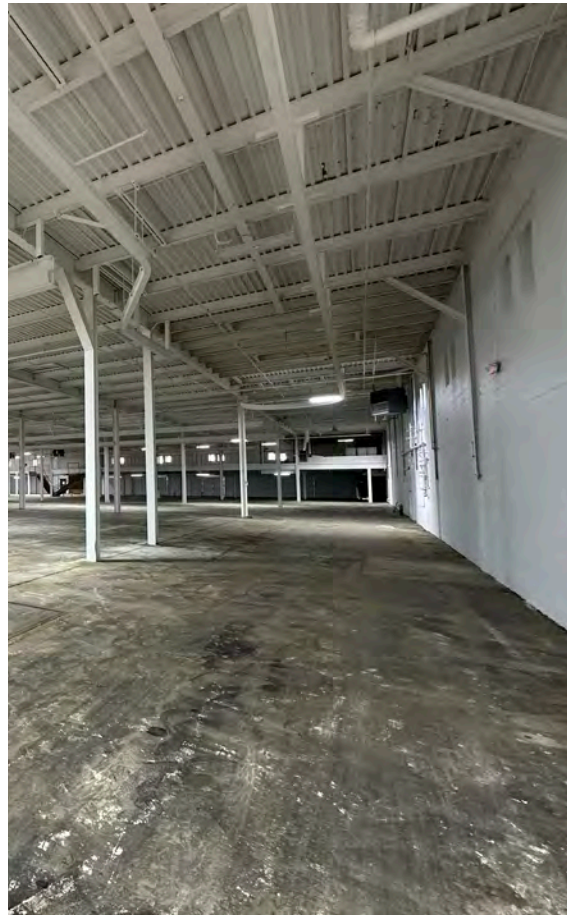


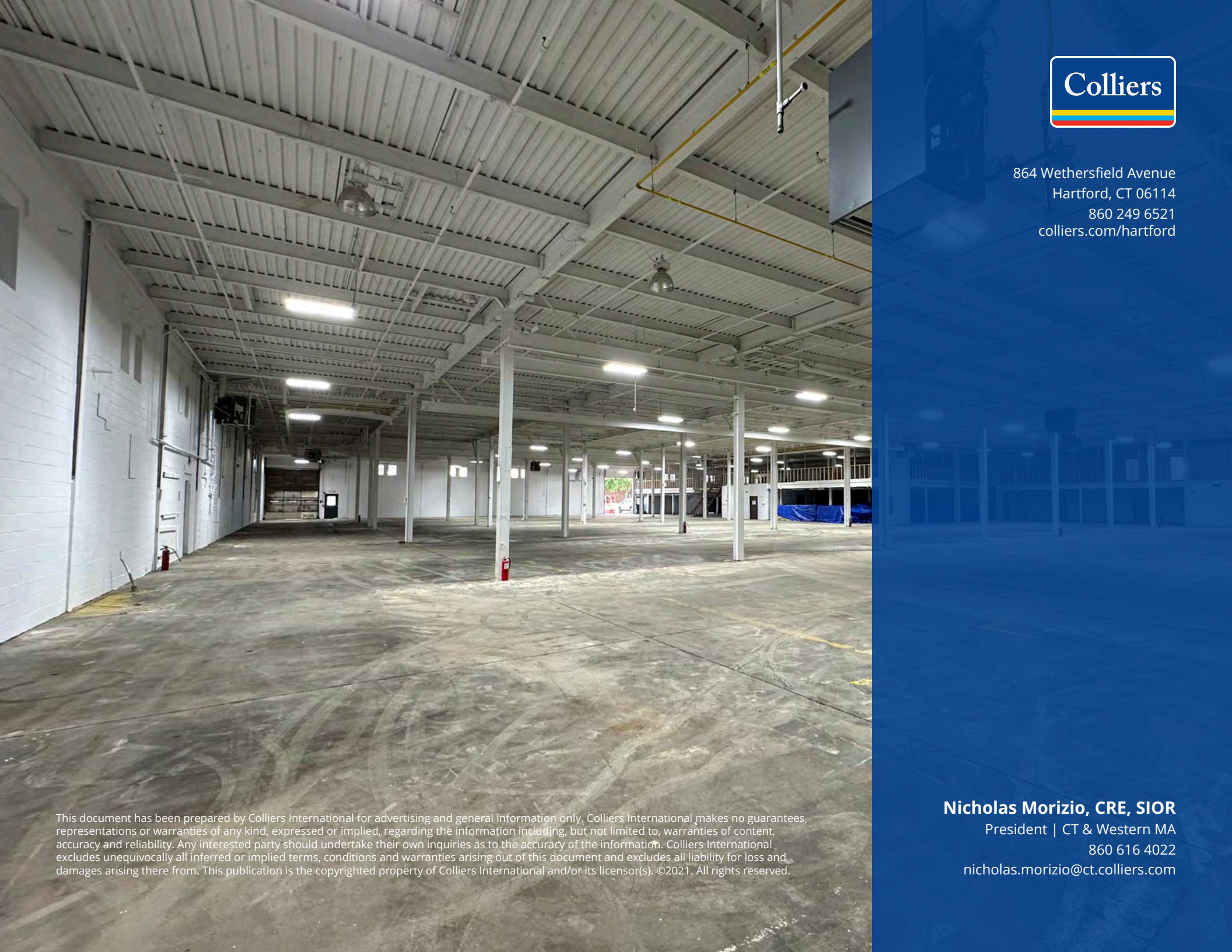
Nicholson Road

Bradley Park Road

51 Bradley Park Road East Granby, CT 06026

±68,000 sf industrial building
on a 3.8 acre site for lease





Colliers

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