

# Industrial/Mfg, Warehouse Space for Lease

11 Heritage Park Road, Clinton, CT



## 12,500 Square Feet Available for Lease

H. Pearce Commercial Real Estate is pleased to offer 12,500 sf high bay industrial/warehouse/manufacturing. Situated on 3 acres, this property is ideal for medium to large operation. There are 2 docks with levelers, plus 1 drive-in overhead door, 20-25' ceilings and 600 amp power. Plenty of parking for cars and trailers. Convenient to I-95 Exit 64 and Route 1.

## Building Specifications

**Building Size:** 28,750 SF

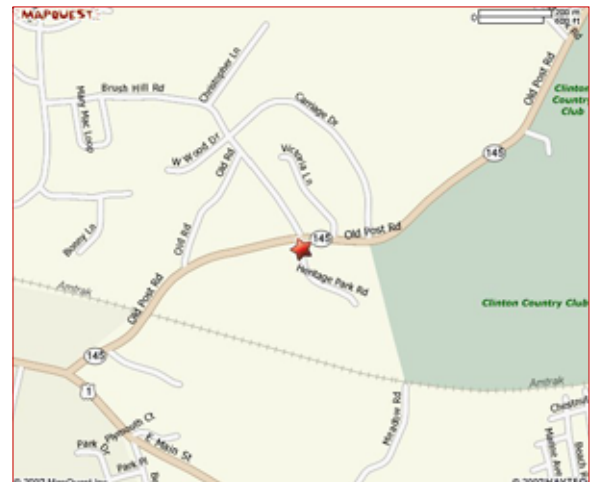
**Space Available:** 12,500 SF

- Features:**
- 2 docks with levelers
  - 1 drive-in overhead door
  - High bay 20' warehouse
  - Excellent condition
  - Convenient to I-95 and Route 1

**Occupancy:** Negotiable

**Zoned:** I-2

**Rental Rate:** **\$5.50 PSF NNN**



**Location:** Exit 64 off I-95. Turn right at ramp, then right at light. Travel 2 miles to Heritage Industrial Park on left. Go to end of cul-de-sac, on right .

*For additional information contact:*

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Information herein is subject to errors and omissions, believed to be accurate, but is not warranted.

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H. Pearce Company  
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