



**KNG**  
REALTY

(959) CALL-KNG

KENNETH GINSBERG 203-376-6266

**FOR LEASE**

**AMPLE  
PARKING**

**TAYLOR RENTAL**

*PartyPlus*

**304 BOSTON POST RD**  
ORANGE CT

**12,800 SF RETAIL / INDUSTRIAL SPACE**

PARTIALLY FINISHED 2<sup>ND</sup> FLOOR | 1.28 ACRES

## HIGHLIGHTS

- 12,800 + SF RETAIL SPACE WITH SHOWROOM
- 5 OVERHEAD DOORS
- 2 LOADING DOCKS
- CLEAR HEIGHT BAY SIDE 18.5' - 22'
- LOCATED ON BUSY BOSTON POST RD
- TRAFFIC COUNT: 18,000 CPD
- LARGE CLEAR SPAN WAREHOUSE AREA
- LARGE FENCED IN REAR STORAGE LOT

EASY ACCESS TO I-95  
EXIT #41

**LEASE PRICE**  
**\$20 PER SF NNN**





# PROPERTY FACTS

## 304 BOSTON POST RD

Total Building SF	12,800 SF
Available SF	12,800 SF
Year Built	1950
Ceiling Height	10.8' - 22'
Parking	Paved Lot
Stories	2
Overhead Doors	5
Loading Docks	2
Construction	Masonry
A/C	Central Air
Zoning	C-1
Heat	Forced Air/Gas
Frontage	135 Feet
Assessment	\$992,000
Mill Rate	27.62
Taxes / SF	\$2.14



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