



(959) CALL-KNG

KENNETH GINSBERG 203-376-6266

**FOR LEASE**

**AMPLE  
PARKING**



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 #4]



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

# PROPERTY FACTS

## 304 BOSTON POST RD



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

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