



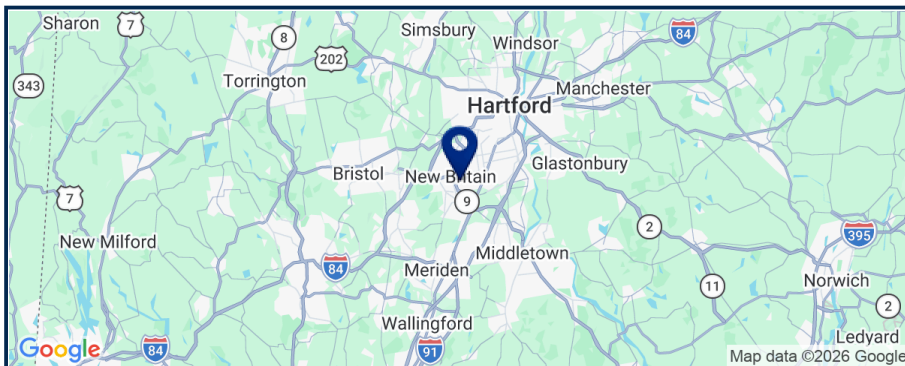
**IRG**  
Industrial Realty Group, LLC

# FOR LEASE

221 SOUTH STREET, New Britain CT 06804

## New Britain Business Park

Situated within the established New Britain Business Center, this facility offers a prime office location in the heart of the New Britain submarket. With convenient access to I-84 and Route 9, the property is well-positioned for businesses seeking visibil



### Property Details

<b>Total Sq. Ft.</b>	485,559
<b>Avail. Sq. Ft.</b>	158,792
<b>No. of Buildings</b>	5
<b>Acres</b>	54
<b>Rail Access</b>	Array
<b>No. of Cranes</b>	5
<b>Zoning</b>	General Industry, I-2 District
<b>Column Spacing</b>	40x40
<b>Ceiling Height</b>	14x21
<b>Dock Doors</b>	17
<b>Drive-In Doors</b>	21
<b>Car Parking</b>	100