

# INDUSTRIAL PROPERTY FOR LEASE



## 2 HERITAGE PARK, CLINTON, CT

- 20,000 s.f. Total Available (18,000 s.f. Building & 2,000 s.f. Building)
- 18' Clear Height in 18,000 s.f. Building
- 14' Clear Height in 2,000 s.f. Building
- Municipal Water & Natural Gas
- Two Loading Docks
- Two At-Grade Overhead Doors
- Oversized Lot Allows Possible Expansion of Either Building
- "Wet" Industrial Sprinkler System
- I-2 Zoning Allows for Business & Professional Offices, Recreation Facilities, Vet Hospitals, Manufacturing & Warehousing, and Marine Sales & Manufacture
- **Available December 1, 2020**

\$6.95 s.f. Plus Real Estate Taxes, Maintenance and Insurance



Clark Development • P.O. Box 995 • Essex, CT 06426  
Tel: 860-767-0000 Fax: 860-767-7124  
Email: [info@the-clark-group.com](mailto:info@the-clark-group.com)  
[www.the-clark-group.com](http://www.the-clark-group.com)