



INDUSTRIAL PROPERTY FOR LEASE

12,800 SF INDUSTRIAL/FLEX SPACE

250 NUTMEG ROAD SOUTH | SOUTH WINDSOR, CT 06074

DAVID MURDOCK
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PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 250 Nutmeg Road South (Units J, K, L & M), South Windsor CT for lease. This 12,800 square foot industrial condominium has attractive offices, 9,196 SF of engineering space and is 100% air conditioned.

OFFERING SUMMARY

Lease Rate:	\$5.75 NNN
Available SF:	12,800 SF

PROPERTY HIGHLIGHTS

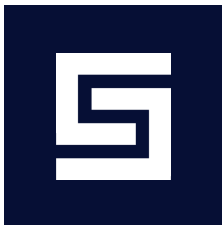
- 2,236 SF of attractive office space
- 100% air conditioned
- 9,196 square feet of engineering space
- Two 12' x 14' drive-in doors

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\$5.75 NNN

BUILDING SPECIFICATIONS

Building Size	12,800 SF
Engineering Space	9,916 SF
Office	2,236 SF
Warehouse	1,368 SF
Ceiling Height	18'
Drives	2 (12' x 14')
Roof	Rubber Membrane
Column Spacing	Varies
Year Built	1989

MECHANICAL/UTILITIES

Power	800 amp, 120/208 volt
Heat	Gas
Air Conditioning	100%
Lighting	Fluorescent
Sprinklers	Yes
Water/Sewer Company	City
Electric Company	Eversource

LAND

Lot Size	5 Acres
Rail	N/A
Zoning	I-P

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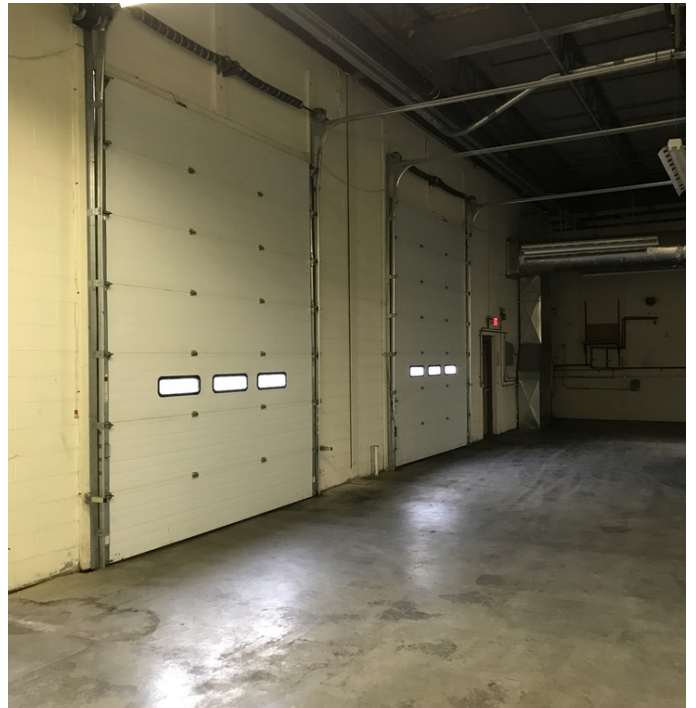
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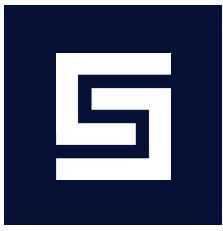


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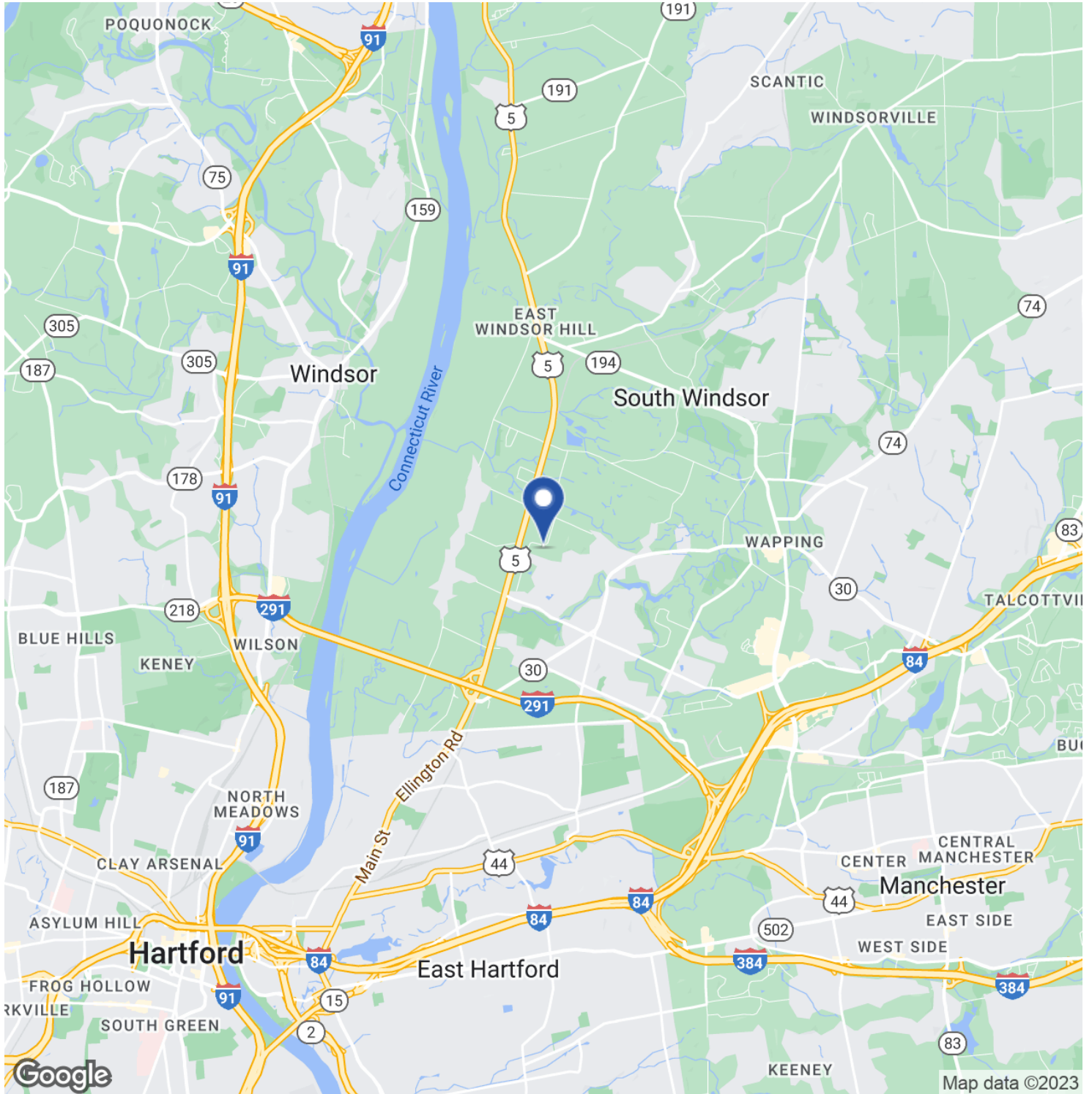
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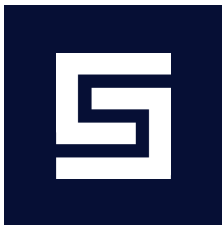
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