



Drubner Commercial
Real Estate Services

530 Middlebury Rd. 211 B
Middlebury, CT 06762
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LISTING DESCRIPTION	
	KEYS
X	Sale
	Lease
	Indust.
	Retail
X	Office
	Apartment
	Land

NAME OF BUILDING OR SITE TURNPIKE OFFICE PARK

TOWN Middlebury ST. & NO. 1579 Straits Turnpike ZIP 06762

DESCRIPTION Former Timex World Headquarters Unit 2-C 2,001 SF medical / proffessional / etc.

WILL DIVIDE No PRESENT USES Office POTENTIAL USES Office

BUILDING

FLOORS	3
	SF Ceiling
1st fl.	
2nd fl.	2,001 9'
3rd fl.	
Other	
Office SF	105,000
Total SF avail.	2,001
Total SF bldg.	105,000
Type Const.	
Colum spacing	
Yr. built	
No. O/H doors	
Truck docks	
Parking	425 cars
Expansion	No

MECHANICAL EQUIPMENT

Heat Type	Gas
Elev.	X
A/C Office	X
plant	X
Sprinkler	X
Roof Type	
Year	2017
Other	

LAND

Acres	32
Zoning	Com.
Condition of Site (%)	
Level	X
Slope	
Wet	
Dry	

TERMS

Sale Price **\$295,000**

UTILITIES

Water:	Municipal	X	Well	
Electric:	Amp.		Phase	
Gas:	X			
Sewer:	Sanitary	X	Septic	

Tenant Pays:

Insurance	
Heat	
Water	
A/C	
Electric	
Taxes	

ASSESSMENT:

Land:	
Improvements:	
Total:	\$189,000
Condo Fee	
Mill Rate:	32.60
Taxes:	\$6,161

REMARKS:

Condo fee \$9.00 PSF
\$18,000 includes HVAC

Municipal appraisal \$271,000

TRANSPORTATION

Airport	Oxford
Highway Visibility	No
Interstate Highway	84
Exit	17
State Rt.	63
RR Siding	

AGENT: **DAVID THEROUX**

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