



PROPERTY FOR SALE OR LEASE

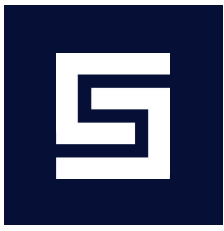
31,000 SF INDUSTRIAL BUILDING

18 THOMPSON ROAD | EAST WINDSOR, CT 06088

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### PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 18 Thompson Road, East Windsor CT for sale or lease. This 31,000 SF industrial facility offers great flexibility for both the investor or company that wishes to occupy the building.

### OFFERING SUMMARY

Sale Price:	\$2,450,000
Lease Rate:	\$6.50 - \$8.50 NNN
Building Size:	31,000 SF
Building Size:	4 Acres

### PROPERTY HIGHLIGHTS

- Multi tenanted building
- Subdividable spaces
- 10 docks and 8 Drive-in doors
- Ideal access to Interstate 91

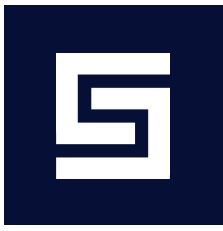
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### BUILDING SPECIFICATIONS

Building Size	31,000 SF
Office Space	4,000 SF
Warehouse	27,000 SF
Subdividable To	5,000 SF
Ceiling Height	12'
Docks	10
Drives	8
Building Dimensions	310' x 100'
Year Built	1977



### MECHANICAL/UTILITIES

Power	1200 amps, 3 phase
Air Conditioning	Office
Lighting	Fluorescent
Sprinkler	Yes
Heat	Gas
Water/Sewer	City
Electric Company	Eversource

### LAND

Lot Size	4 Acres
Rail	No
Zoning	M-1

### TAXES

Tax PSF	\$1.12 SF
Year Assessed	2024
Mill Rate	27.03



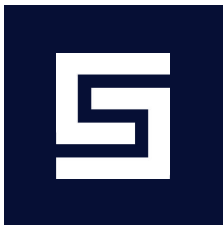
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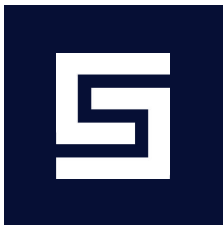
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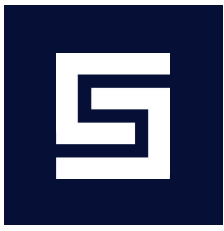


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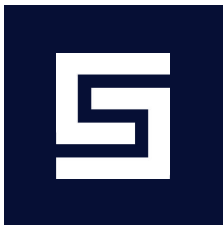
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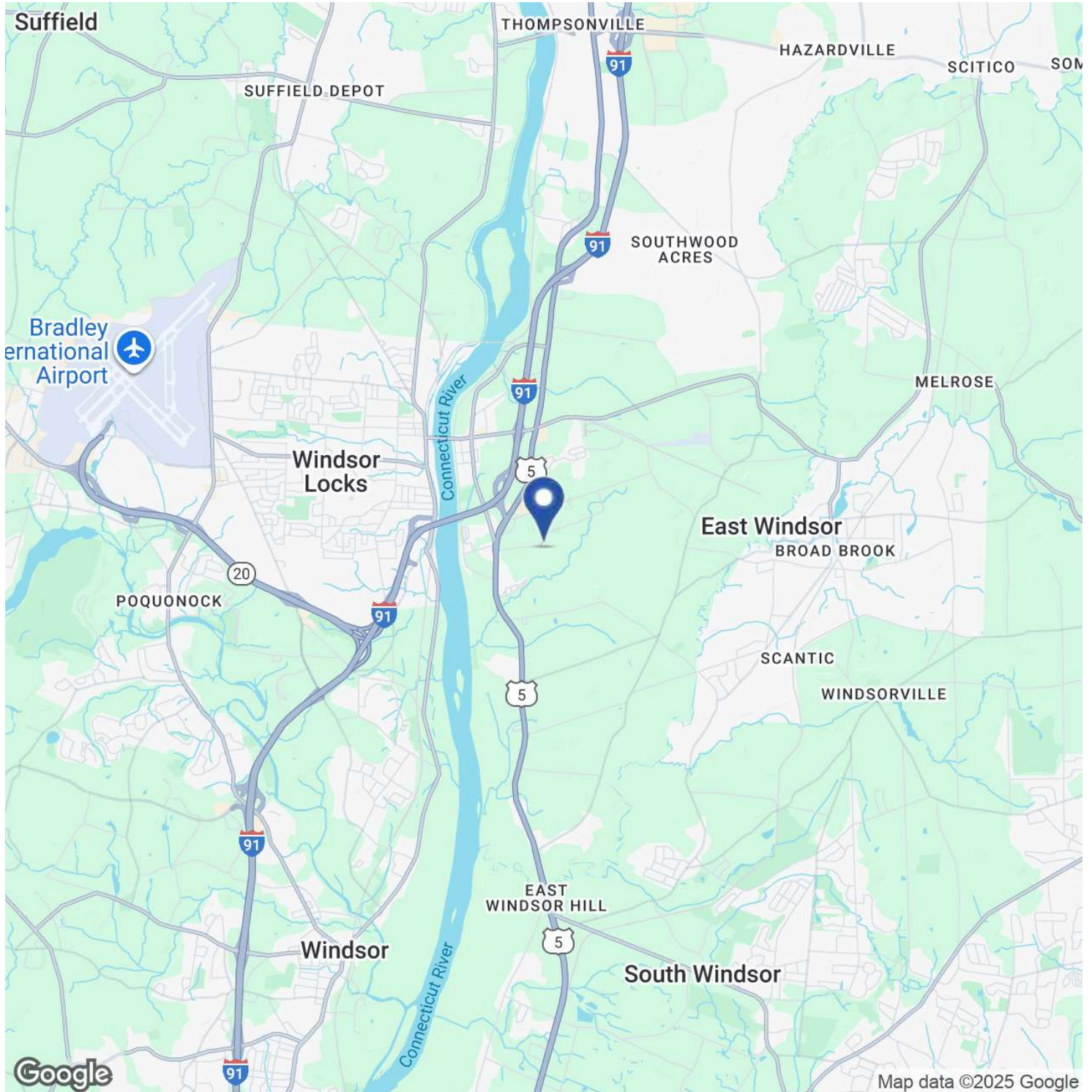




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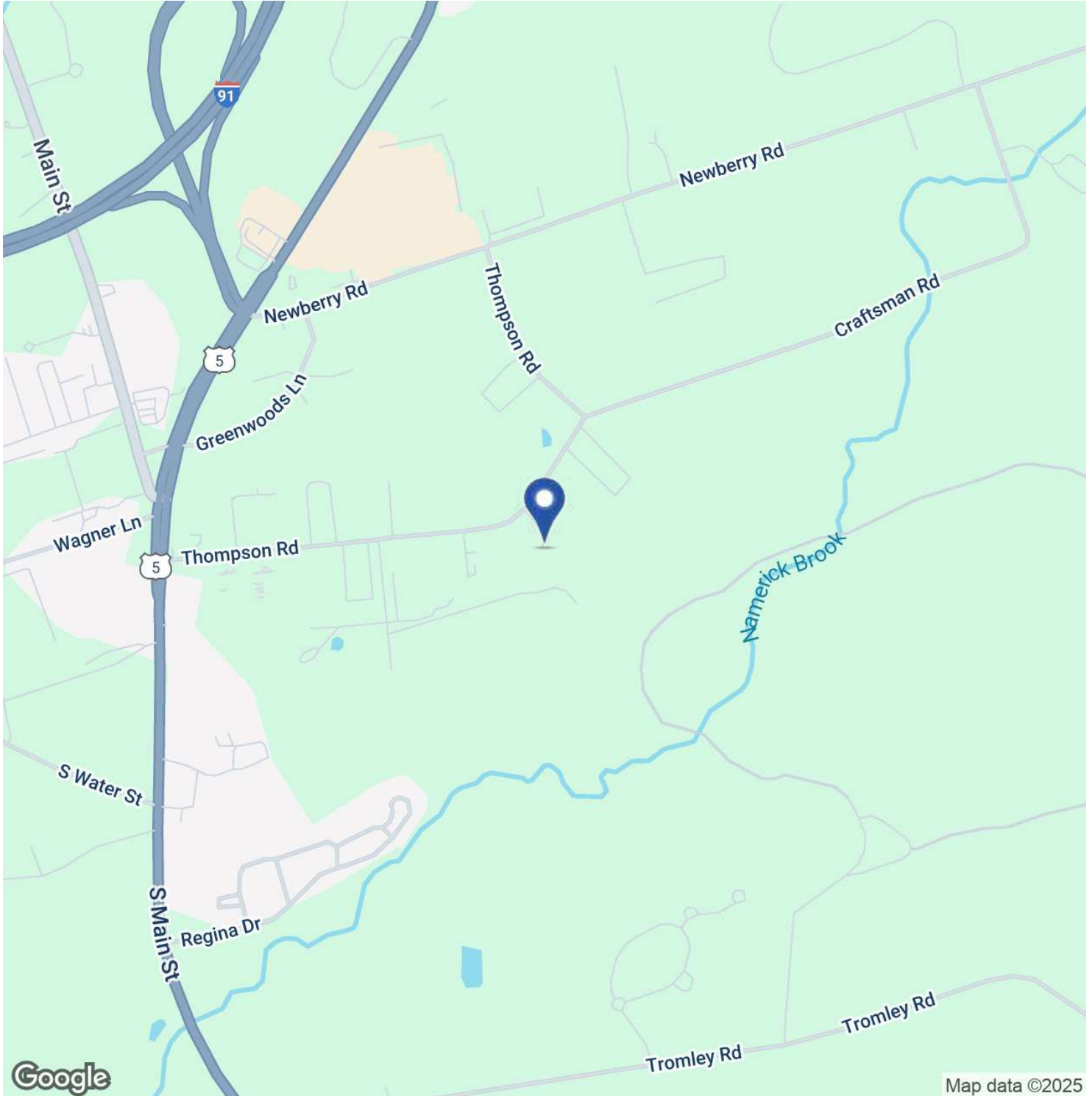
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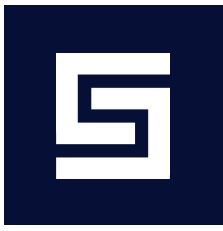
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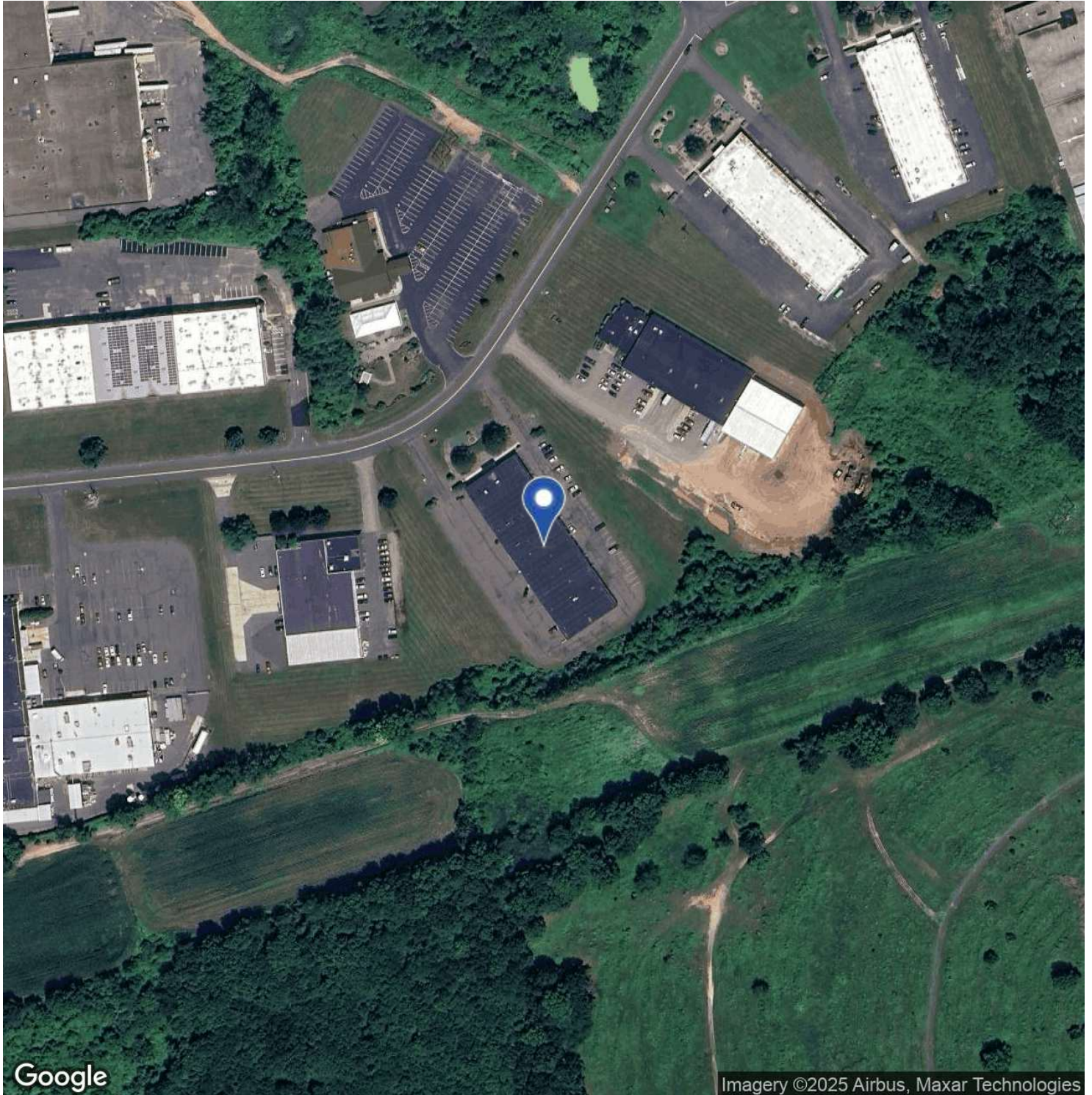




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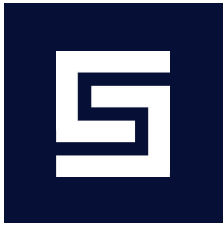


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