



INDUSTRIAL PROPERTY FOR LEASE

4,200 SF INDUSTRIAL SPACE

345 NUTMEG ROAD SOUTH | SOUTH WINDSOR, CT 06074

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### PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 4,200 square feet for lease at 345 Nutmeg Road South, South Windsor CT. The available space offers 1,700 square feet of attractive finished office space and a 2,500 square foot warehouse area.

### OFFERING SUMMARY

Lease Rate:	\$7.75 NNN
Available SF:	4,200 SF
Lot Size:	1.05 Acres
Building Size:	14,545 SF

### PROPERTY HIGHLIGHTS

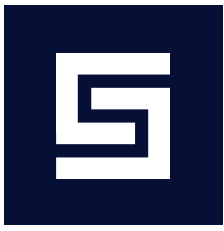
- 1,700 square feet of attractive offices
- One dock
- 15' clear
- 200 amp, 120/208 volt power
- Close proximity to I-291

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**\$7.75 NNN**

### BUILDING SPECIFICATIONS

Building Size	14,545 SF
Available Space	4,200 SF
Warehouse	2,500 SF
Office	1,700 SF
Docks	1
Roof	Rubber Membrane
Column Spacing	Varies
Year Built	1985

### MECHANICAL/UTILITIES

Power	200 amp, 120/208 volt
Heat	Gas
Air Conditioning	Office
Lighting	Fluorescent
Water/Sewer Company	City
Electric Company	Eversource

### LAND

Lot Size	1.05 Acres
Zoning	IP

### TAXES

Tax PSF	\$1.20 SF
Year Assessed	2022
Assessment	\$525,800
Mill Rate	33.14

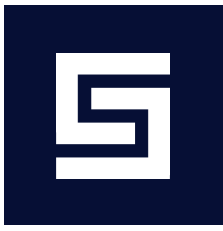


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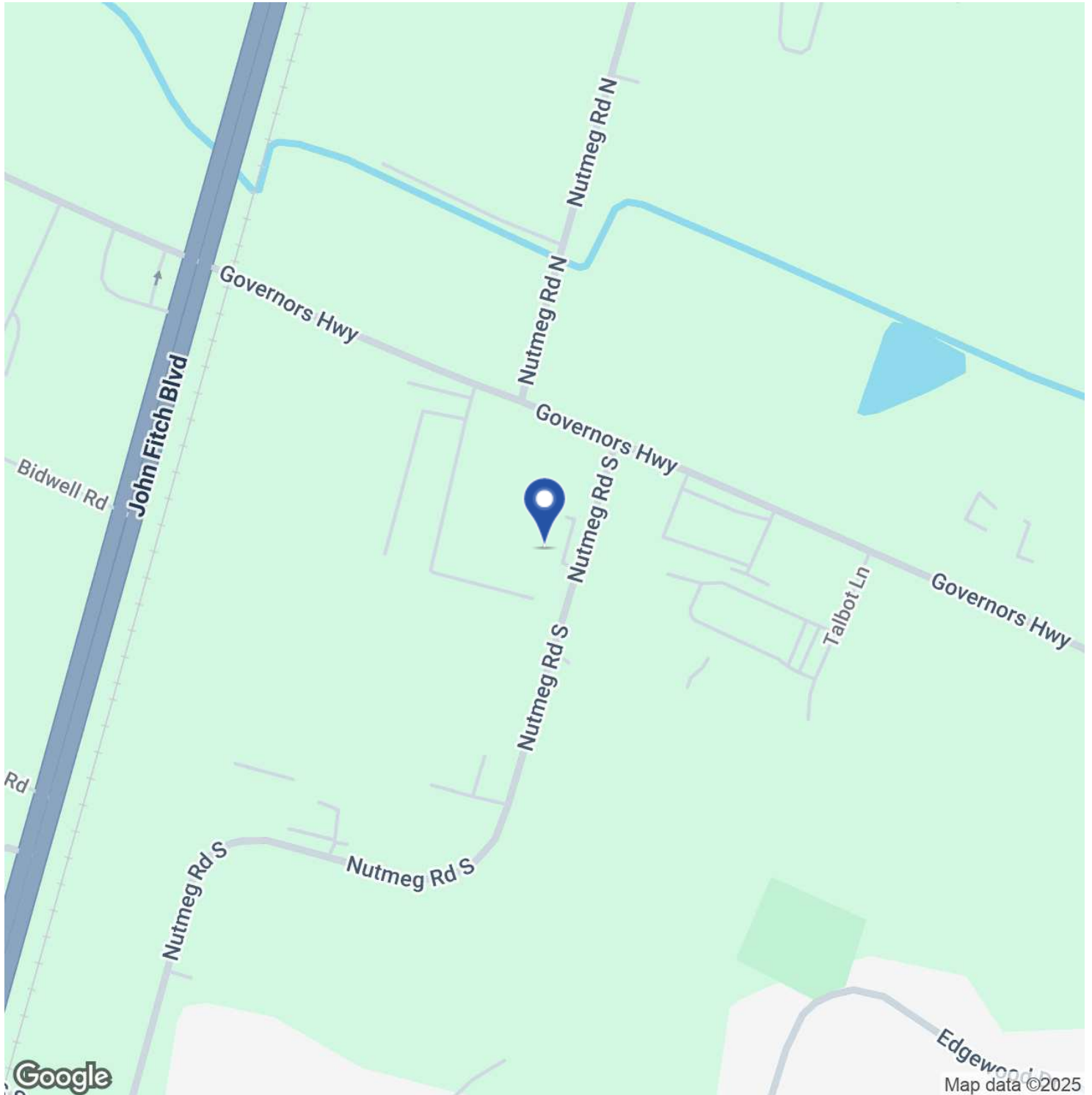
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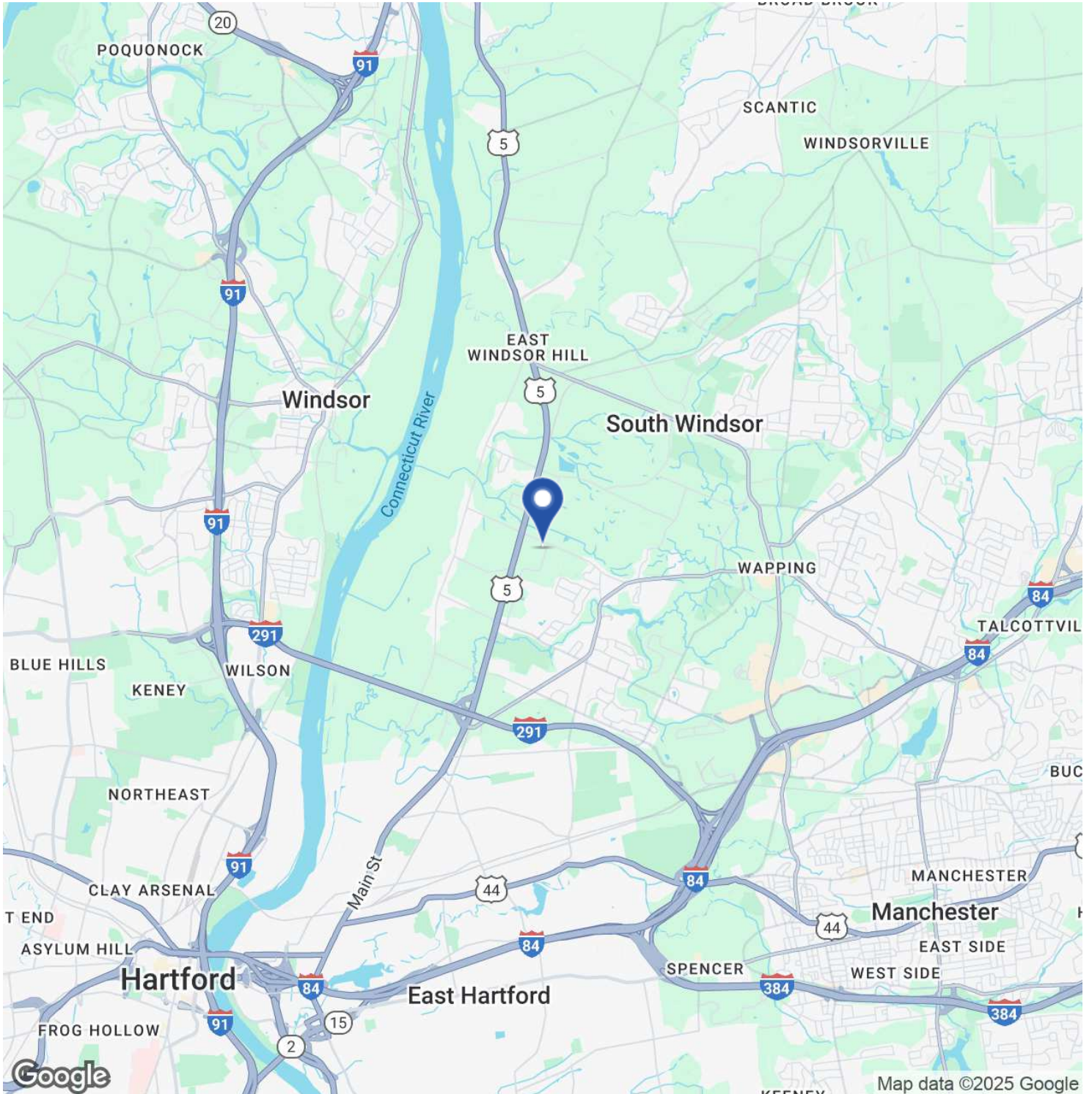




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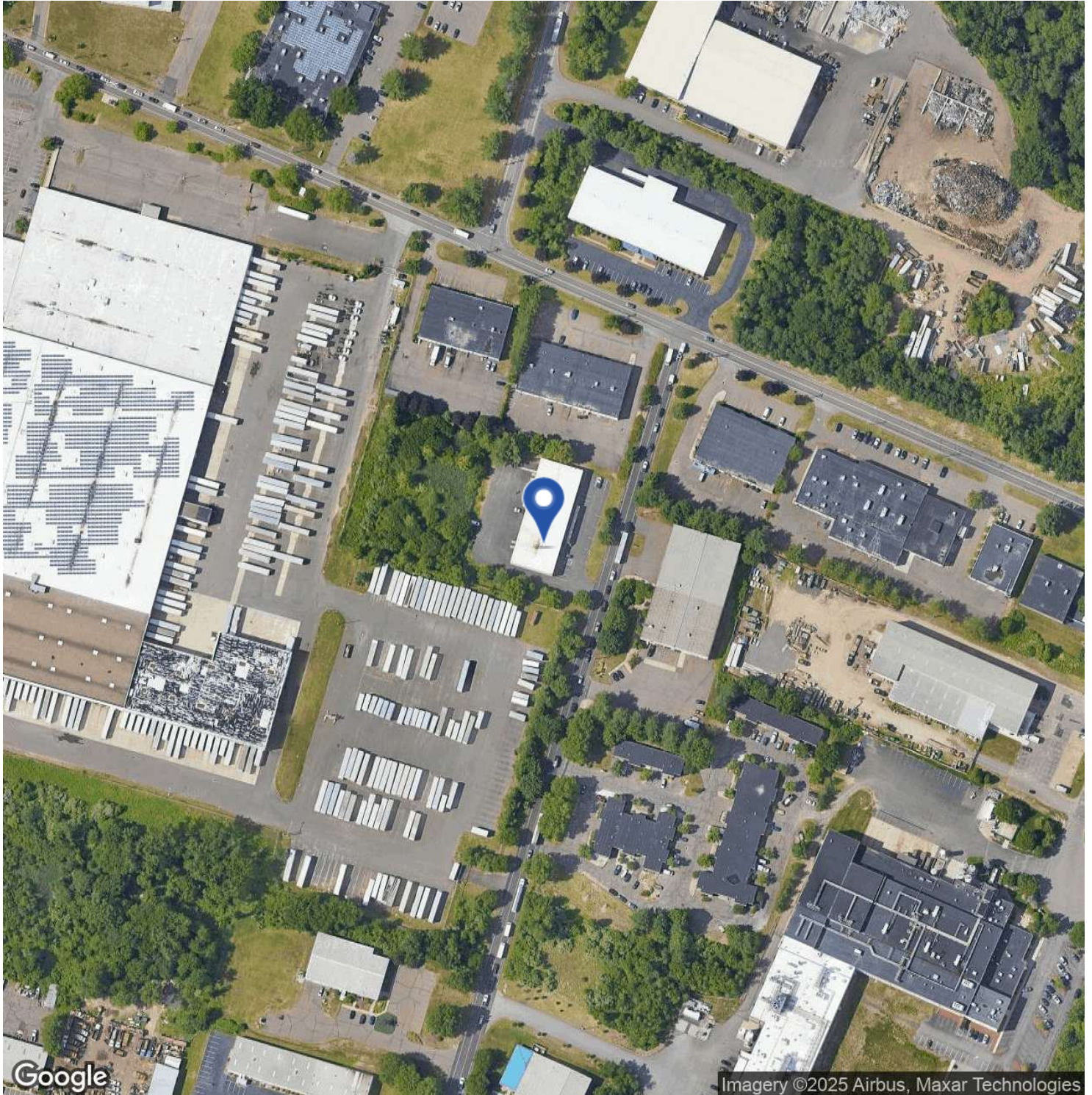




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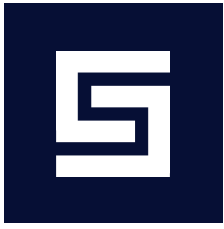


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**DAVID MURDOCK**

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