



INDUSTRIAL PROPERTY FOR LEASE

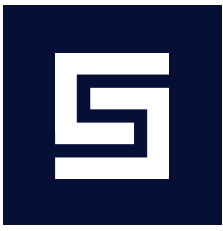
24,000 SF WAREHOUSE SPACE

132 MAIN STREET | EAST WINDSOR, CT 06088

DAVID MURDOCK
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SENTRY COMMERCIAL BROKER ADVISORY LLC | 860.983.0029 | WWW.SENTRYCOMMERCIAL.COM



FOR LEASE

24,000 SF WAREHOUSE SPACE

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PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 24,000 SF of warehouse space for lease at 132 Main Street, East Windsor CT. This space offers five dock doors and can be subdivided to 14,000 SF

PROPERTY HIGHLIGHTS

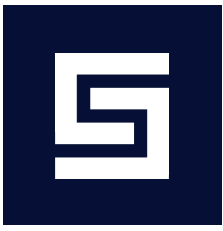
- 24,000 SF warehouse space
- Subdividable to 14,000 SF
- 5 docks
- 10' - 21' clear

OFFERING SUMMARY

Lease Rate:	\$5.50 gross + utilities
Available SF:	24,000 SF
Lot Size:	3.28 Acres
Building Size:	62,652 SF

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\$5.50 gross + utilities

BUILDING SPECIFICATIONS

Building Size	62,652 SF
Available Space	24,000 SF
Warehouse	24,000 SF
Office	TBD
Ceiling Height	10' (20,000 SF) 12' - 21' (14,000 SF)
Docks	2 @ 10' x 10 1 @ 10' x 8' 1 @ 8' x 8'
Column Spacing	Varies
Roof	New over 14,000 SF

MECHANICAL/UTILITIES

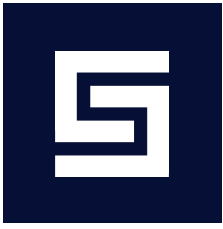
Building Power	2,000 amp, 208 volt, 3 phase
Heat	Gas (new heaters)
Air Conditioning	No
Sprinkler	Yes, dry
Lighting	LED (new)
Water/Sewer Company	City
Electric Company	City

LAND

Lot Size	3.28 Acres
Zoning	M-1

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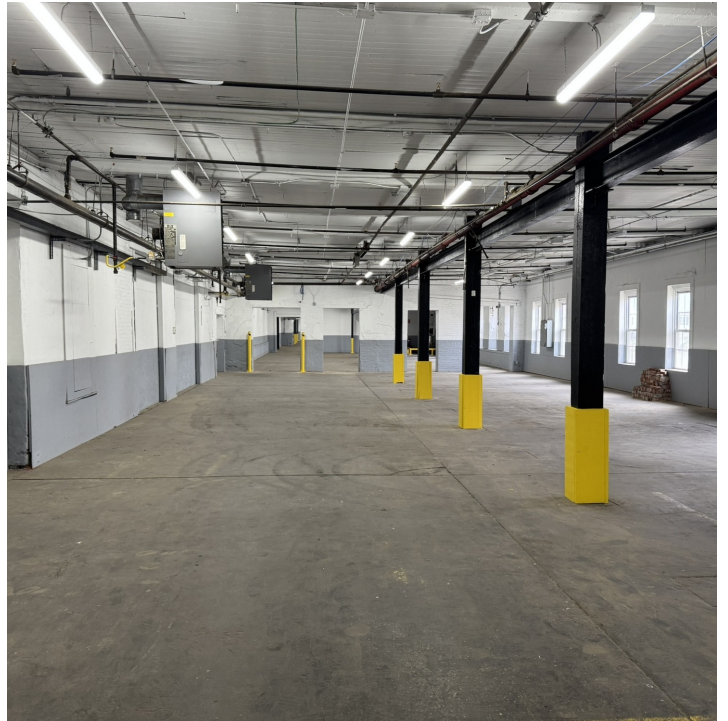




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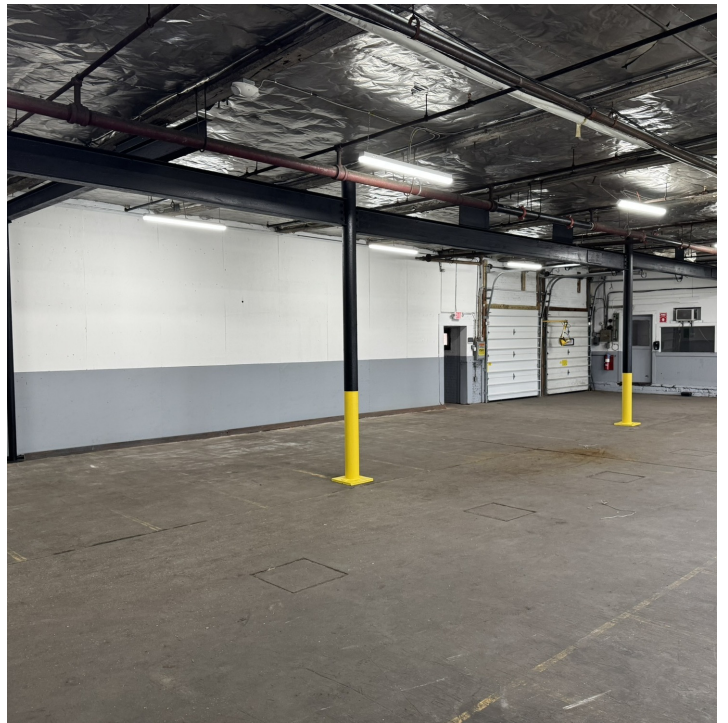




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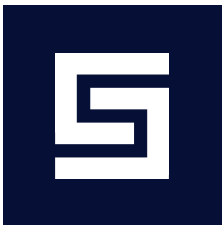
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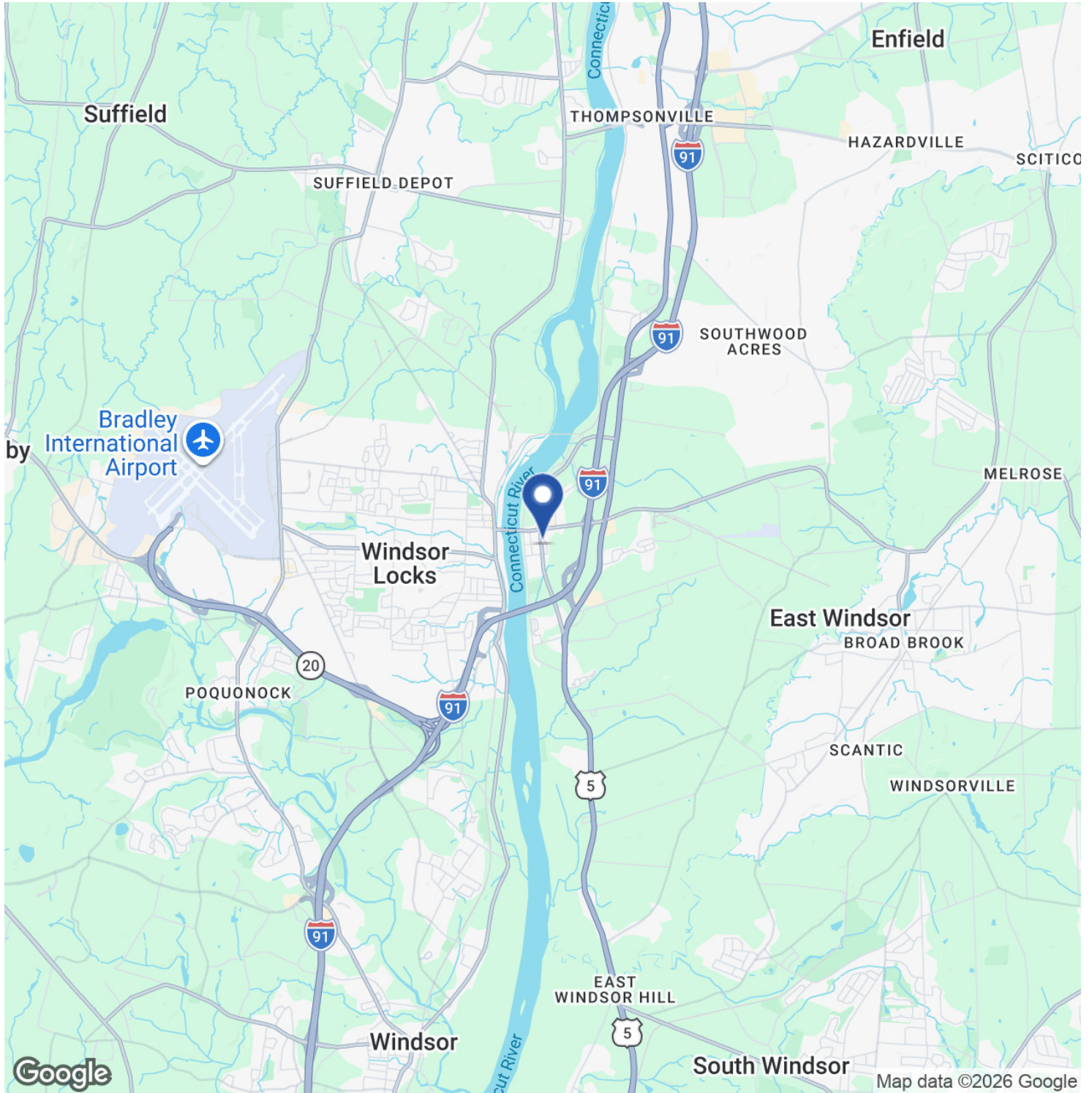




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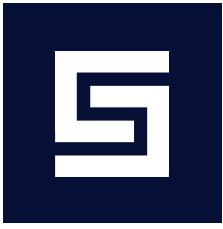


Google

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