

FOR LEASE

199 Park Road Ext., Middlebury, CT 06762

MATTHEWS COMMERCIAL PROPERTIES



- 125,000 +/- sq ft available / 29.87 +/- acres
- Readily Sub-dividable to 10,000 +/- s/f
- Ideal for Executive Offices / Data Center
- Commercial / Industrial / Manufacturing / R & D
- Great location / 1 mile north of I-84 at Exit 17
- Lease: \$6.25 PSF NNN / Industrial space
- \$11.75 PSF NNN / Office space

Exclusive Broker: Gerry D. Matthews

MATTHEWS COMMERCIAL PROPERTIES

203.753.5800

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matthewscommercial.com

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**199 PARK RD EXT
MIDDLEBURY
(FORMER TIMEX HEADQUARTERS)**

Total square feet	278,000
Number of floors	1
Available square feet	125,000
Will subdivide to	10,000
Office space	Varies
Column space	Varies
Available docks	Varies
Exterior construction	Masonry
Ceiling height	14'
Roof	Rubber
Date built	1942 - 1985
Sewer/water	Yes
Gas	Yes
Electrical	Yes
Air conditioning	Yes
Sprinkler	Yes
Type of heat	Hot air
Total acres	29
Zoning	LI—80 / light industrial
Parking	1,500 vehicles
Lease rate	\$6.25 PSF NNN / Industrial space \$11.75 PSF NNN / Office space (NNN = \$2.75 +/-)

Former Timex facility

Spaces can be created from 10,000 s/f and up

All new space and mechanicals finished as new and to suit

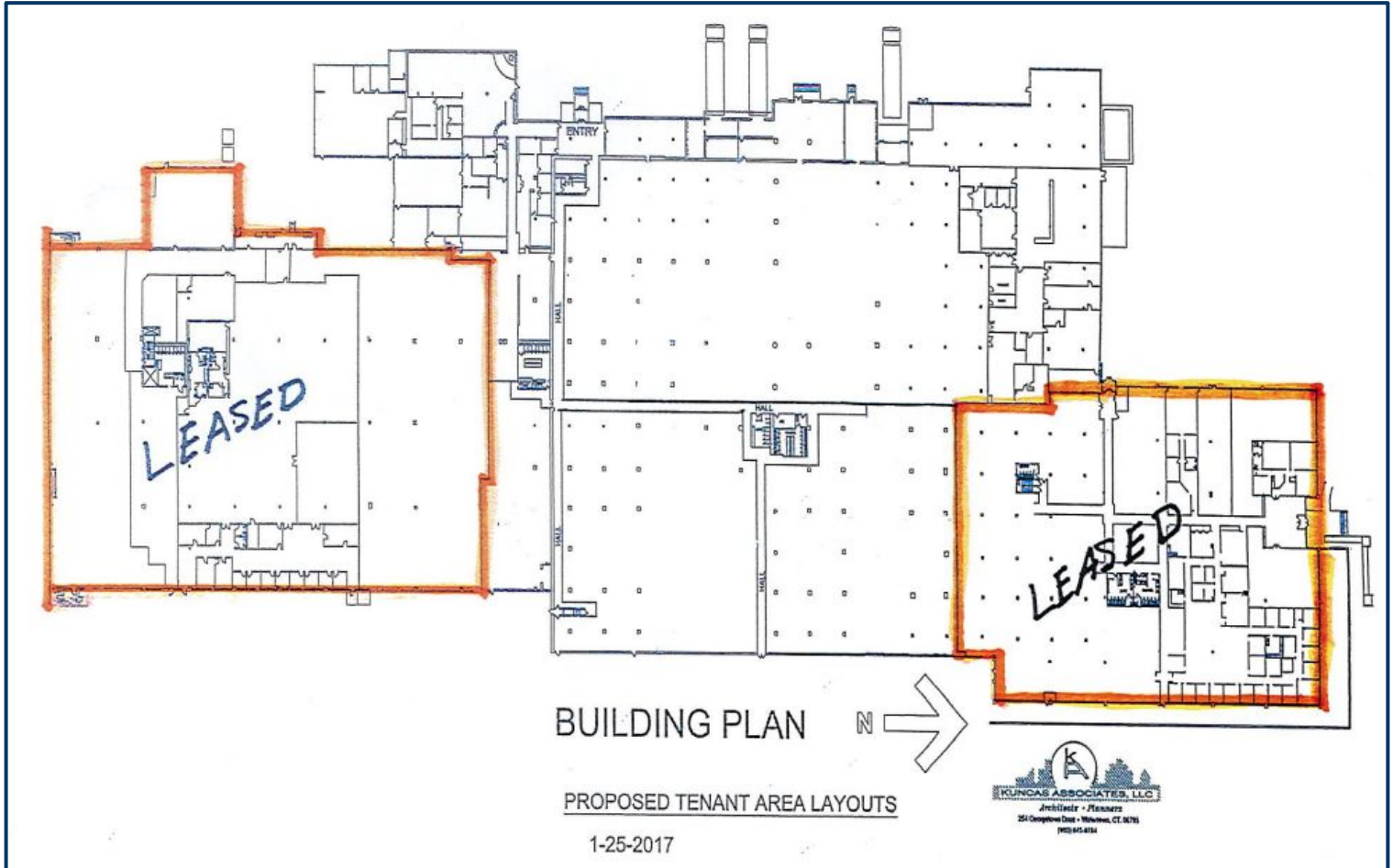
Owners are motivated and flexible

Great location with excellent access to I-84 and Route 8

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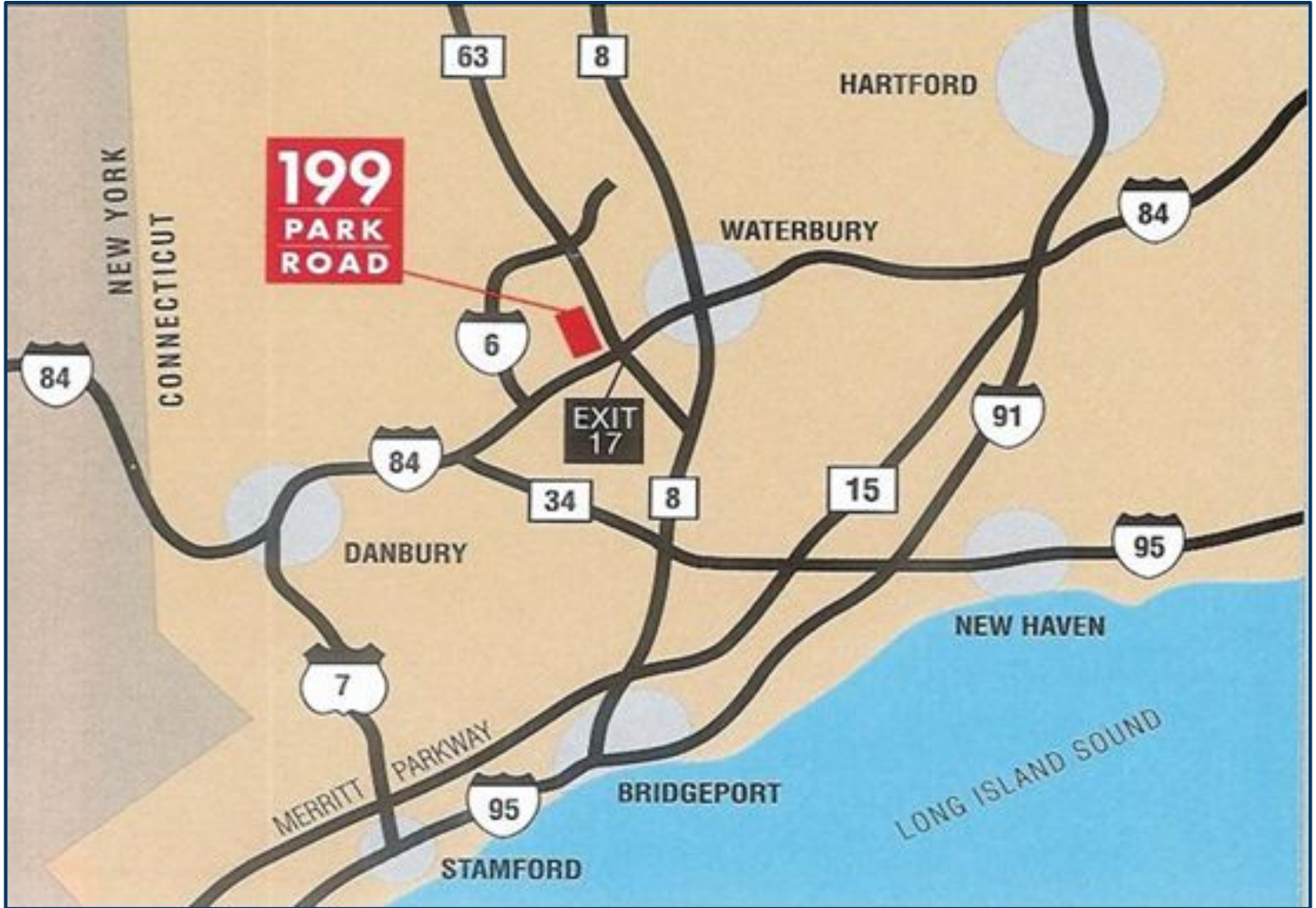
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