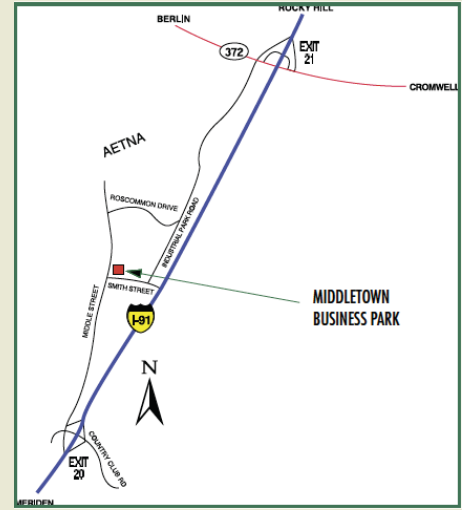
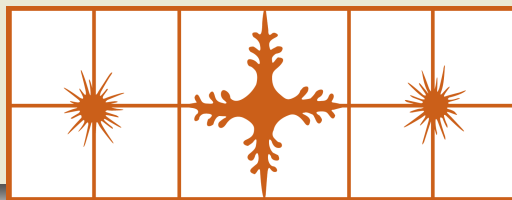


OFFICE-FLEX-WAREHOUSE SPACE FOR LEASE



MIDDLETOWN BUSINESS PARK 430-468 SMITH ST.

- ▶ Custom Build-outs Available
- ▶ Spaces Range from 400 sf to 10,000 sf
- ▶ Aggressive Rental Rates
- ▶ Office Suites Ready for Occupancy
- ▶ 14' Warehouse with Docks/Drive-ins
- ▶ Fully Sprinklered
- ▶ Excellent Access from I-91, Exits 20 & 21
- ▶ Ample Free Parking
- ▶ High Speed Data Lines



TREVOR DAVIS COMMERCIAL REAL ESTATE, LLC

363 MAIN ST, SUITE 502, MIDDLETOWN, CT 06457
TREVOR DAVIS, CCIM 860-347-8738 TDAVIS@TREVORDAVIS.BIZ

MBP

Property Report (430-460 Smith St. (Middletown))



Property Details

Site/Building Name	Middletown Business Park
Street Address	430-460 Smith St. (Middletown)
City	Middletown
County	Middlesex
Zip Code	06457
Type of space	Office, Industrial, Light Mfg
Min Size	414 sf
Max Size	10,000 sf
Last Updated	6/25/2015

Contact Information

Company	Trevor Davis Commercial Real Estate
Contact Name	Trevor Davis
Address	363 Main Street, Suite 502
City	Middletown
State	Connecticut
Phone	860-347-8738 (TREV)
Fax	860-347-0004
Email	tdavis@trevordavis.biz
Website	www.trevordavis.biz



Availability

For Lease	Yes
Lease Rate	\$9.00/sf
Lease Terms	Gross plus Utilities

Assets

Air Conditioning Warehouse	Yes
Highest Ceiling Height	14 ft

Building Details

Total SF	74,000 sf
Contiguous SF	8,155
Number Floors	2
Year Built	1987
Parking Ratio	Plenty
Number Of Docks	5
Sprinkler	Yes
Sprinkler Type	Wet
Air Conditioning Office Only	Yes

Site Details

Total Acres	4
Zoning	IT
Industrial Park	Yes

Transportation Access

Interstate Name	91
Distance to Interstate	1 miles

Description

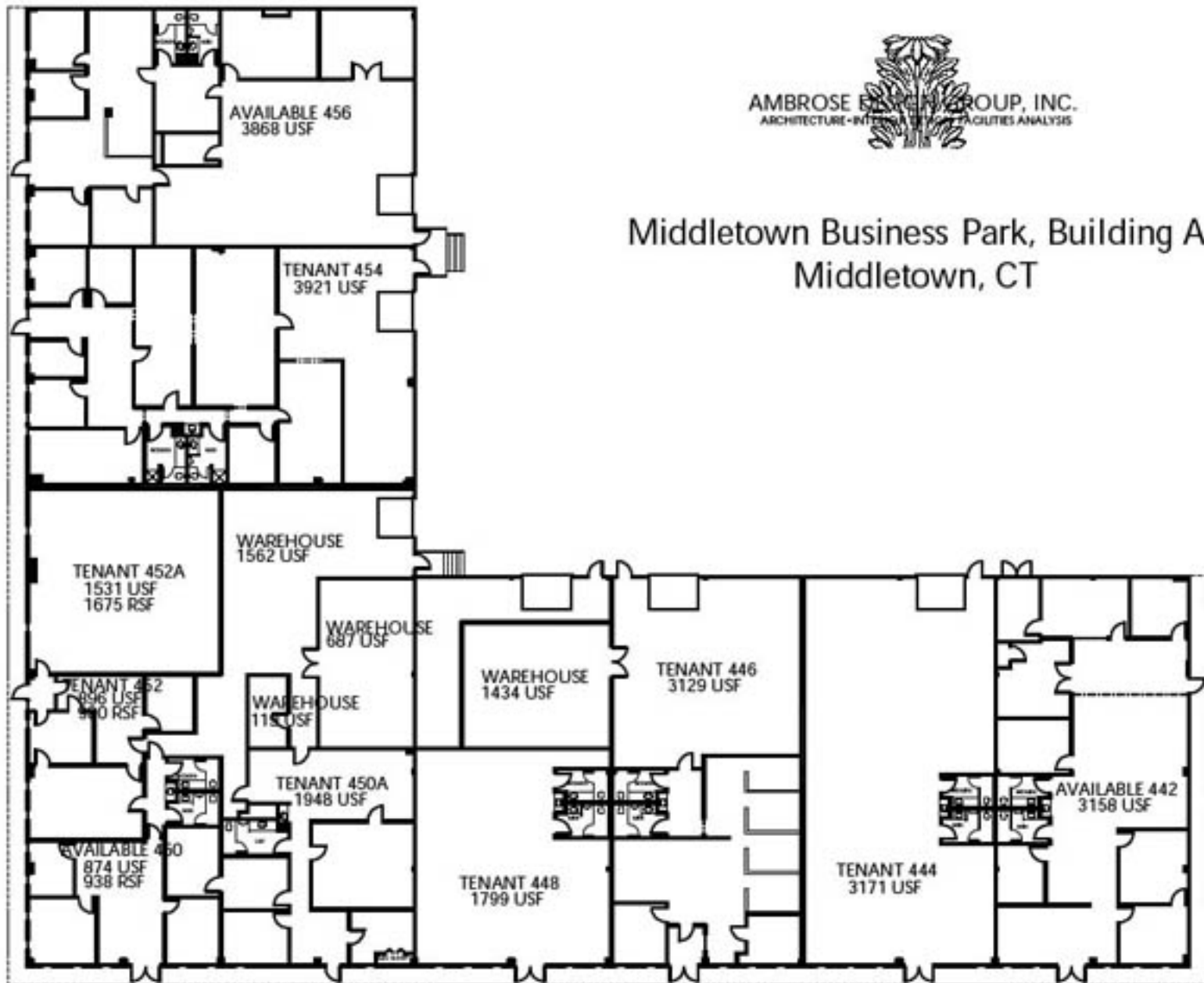
Great office and industrial space 1 mile from I91 Exits 19 or 20

Address	Suite	SF	Rental Rate	Not
434		3865 SF	10 + Util.	Driv
452 A		2000 SF	9 + Util.	Do
456		3868 SF	9 + Util.	Do
446,448, & 450 A		8155 SF	\$12+ Util.	Avail.
460	L	414 SF	\$15.00 Gross	
460	C	998 SF	\$14.00 Gross	
460	M	362 SF	\$15.00 Gross	

Attachments



Middletown Business Park, Building A Middletown, CT

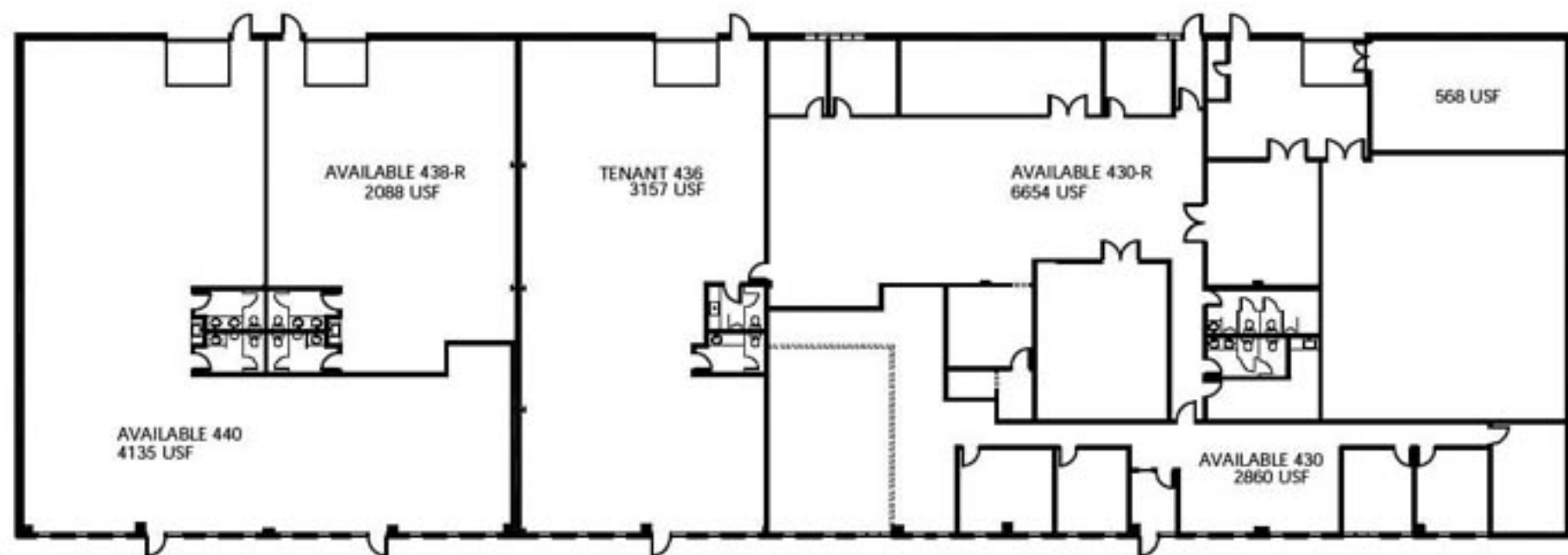


FLOOR PLAN, FIRST FLOOR

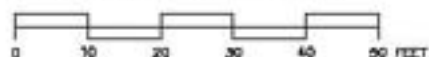




Middletown Business Park, Building B
Middletown, CT

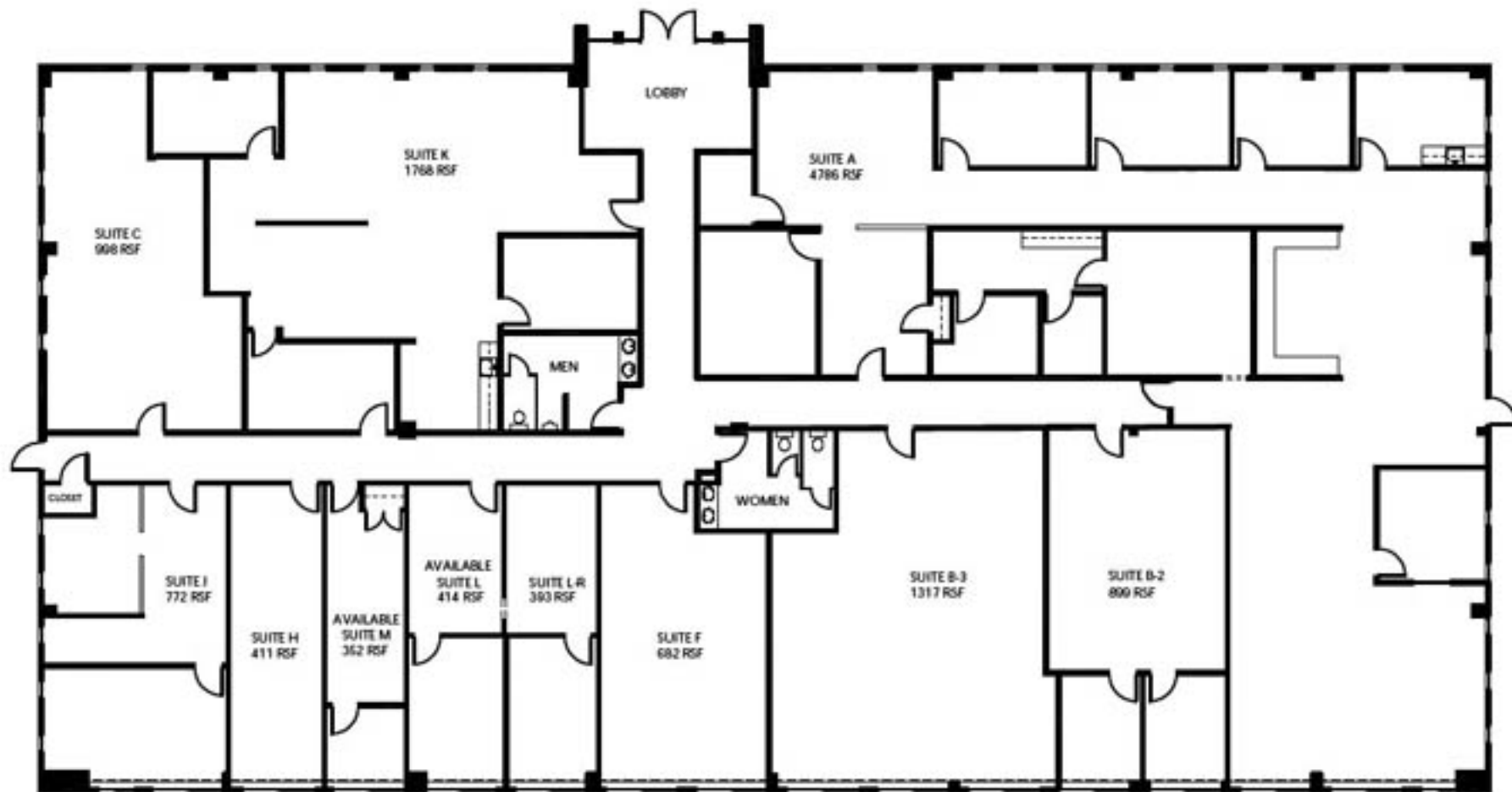


FLOOR PLAN, FIRST FLOOR



00304

Middletown Business Park, Building C
Middletown, CT



FLOOR PLAN, SECOND FLOOR

