



PROPERTY FOR LEASE

107,324 SF INDUSTRIAL BUILDING

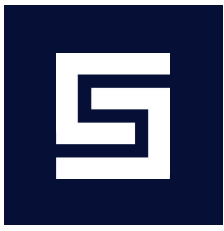
85 SOUTH SATELLITE ROAD | SOUTH WINDSOR, CT 06074

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PROPERTY DESCRIPTION

Sentry Commercial is pleased to present 85 South Satellite Road, South Windsor CT for lease. This 107,324 square foot industrial facility includes approximately 8,043 square feet of attractive office space and a 8,200 square foot mezzanine. The building is equipped with 8 loading dock doors, 1 drive-in door, and a spacious fenced shipping and receiving yard.

PROPERTY HIGHLIGHTS

- 107,324 SF industrial building
- 8 docks and 1 drive-in door
- 17' -20' clear ceiling heights
- Heavy power - 1,200 amps, 120/208 volts
- Generator and Diesel Fuel tank with fleet pump

OFFERING SUMMARY

Lease Rate:	\$6.95 NNN
Building Size:	107,324 SF
Lot Size:	4.68 Acres

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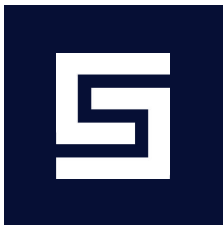
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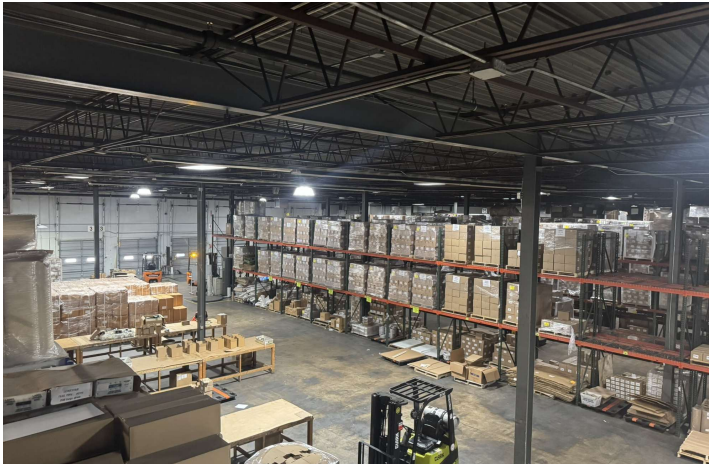
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\$6.95 NNN

BUILDING SPECIFICATIONS

Building Size	107,324 SF
Office Space	8,043 SF
Warehouse	91,048 SF
Mezzanine	8,233 SF
Ceiling Height	17' - 20'
Docks	2 exterior (8' x 9') with levelers 6 interior (8' x 8')
Drives	1 (14' x 12')
Bay Doors	4 (19' x 14')
Column Spacing	24' x 39'
Year Built	1971

MECHANICAL/UTILITIES

Power	1,200 amp, 120/208 volt
Heat	Gas
Air Conditioning	Office (3 roof top units - 2024)
Water/Sewer Company	City
Electric Company	Eversource

LAND

Lot Size	4.68 Acres
Parking	42 spaces
Zoning	IP

TAXES

Tax PSF	\$0.92
Year Assessed	2024
Mill Rate	35.61

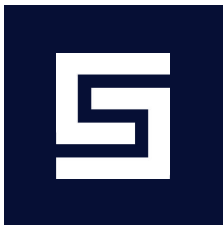
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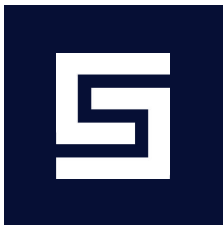
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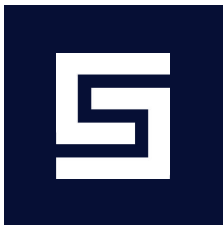
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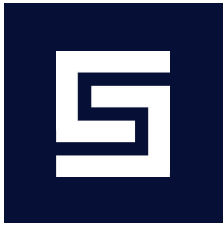
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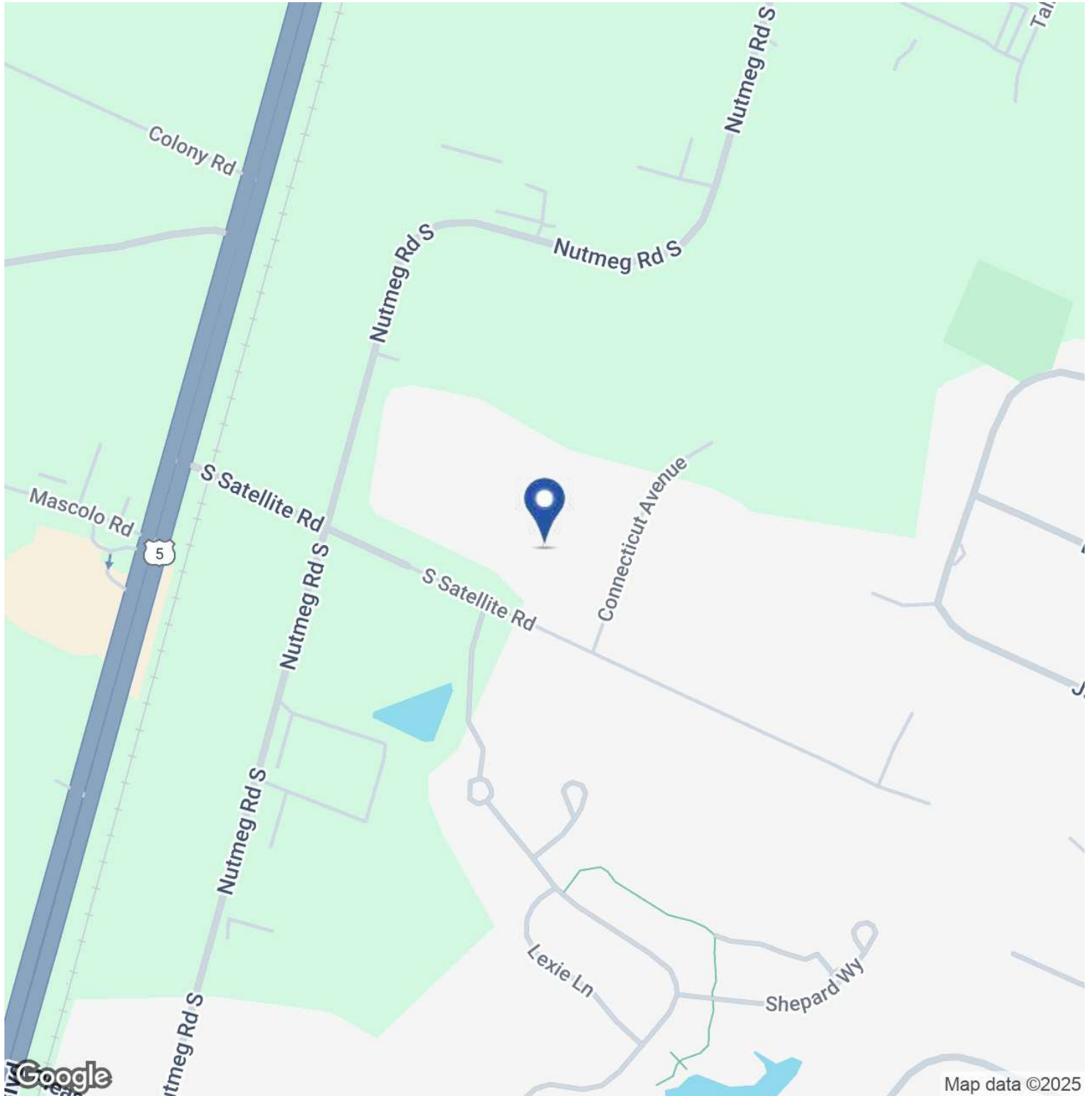
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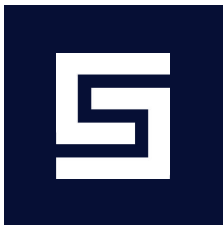
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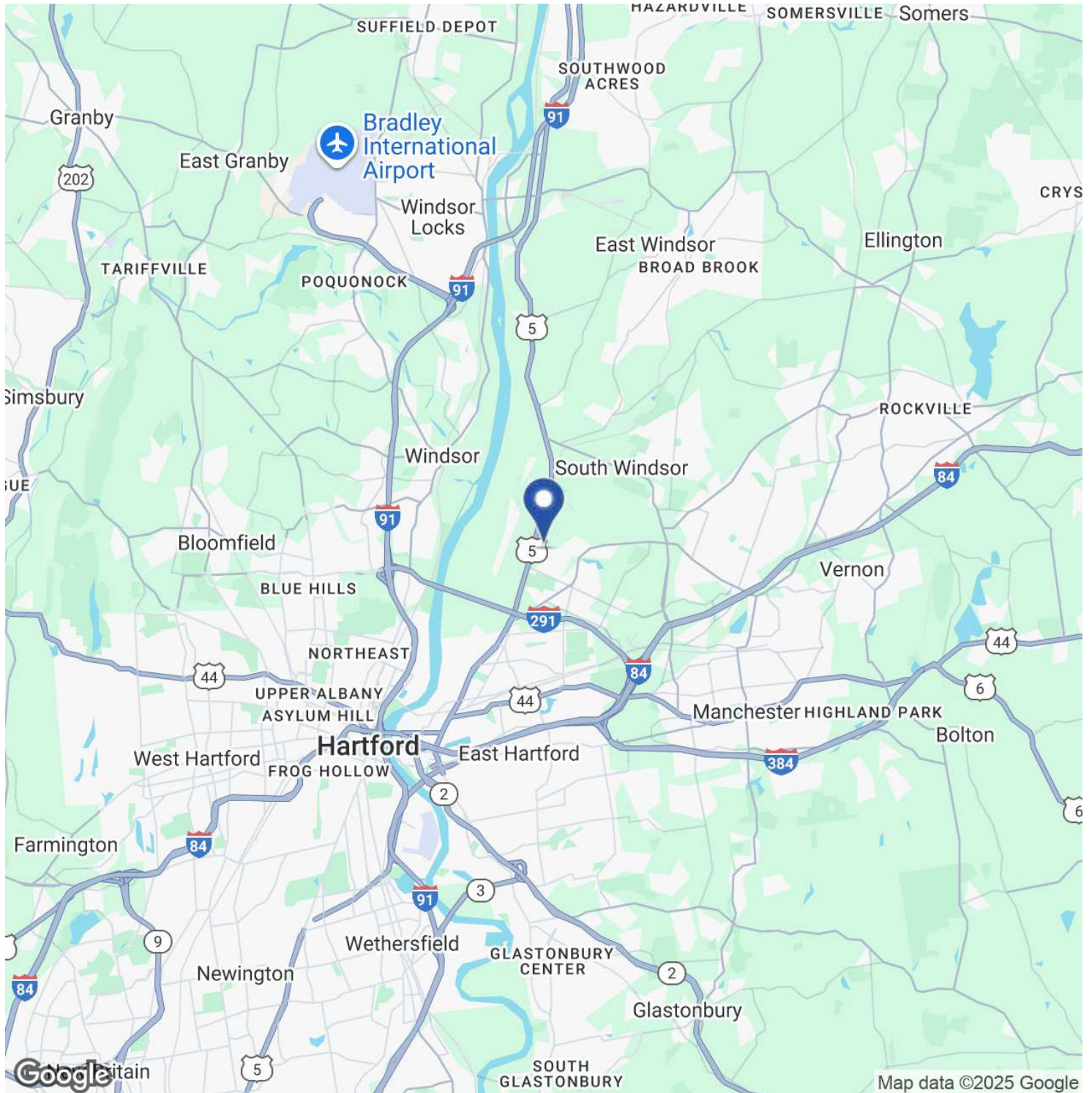
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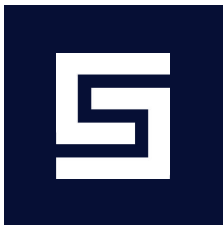
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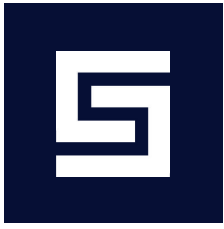
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