

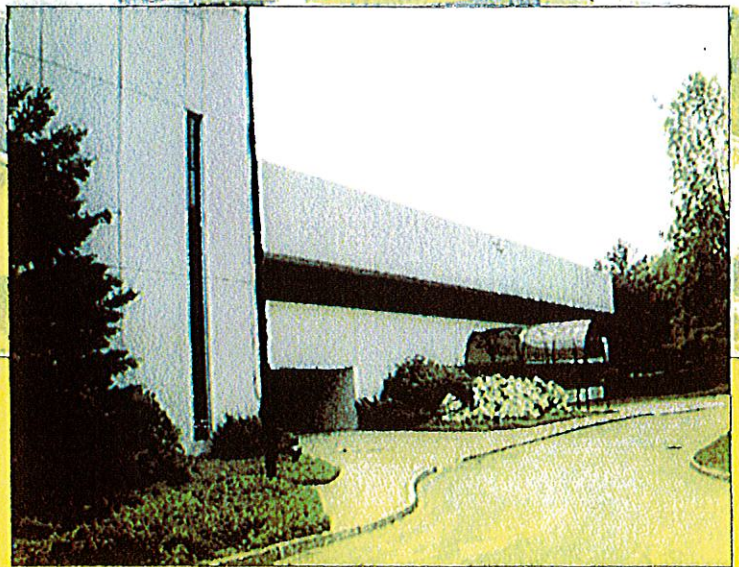
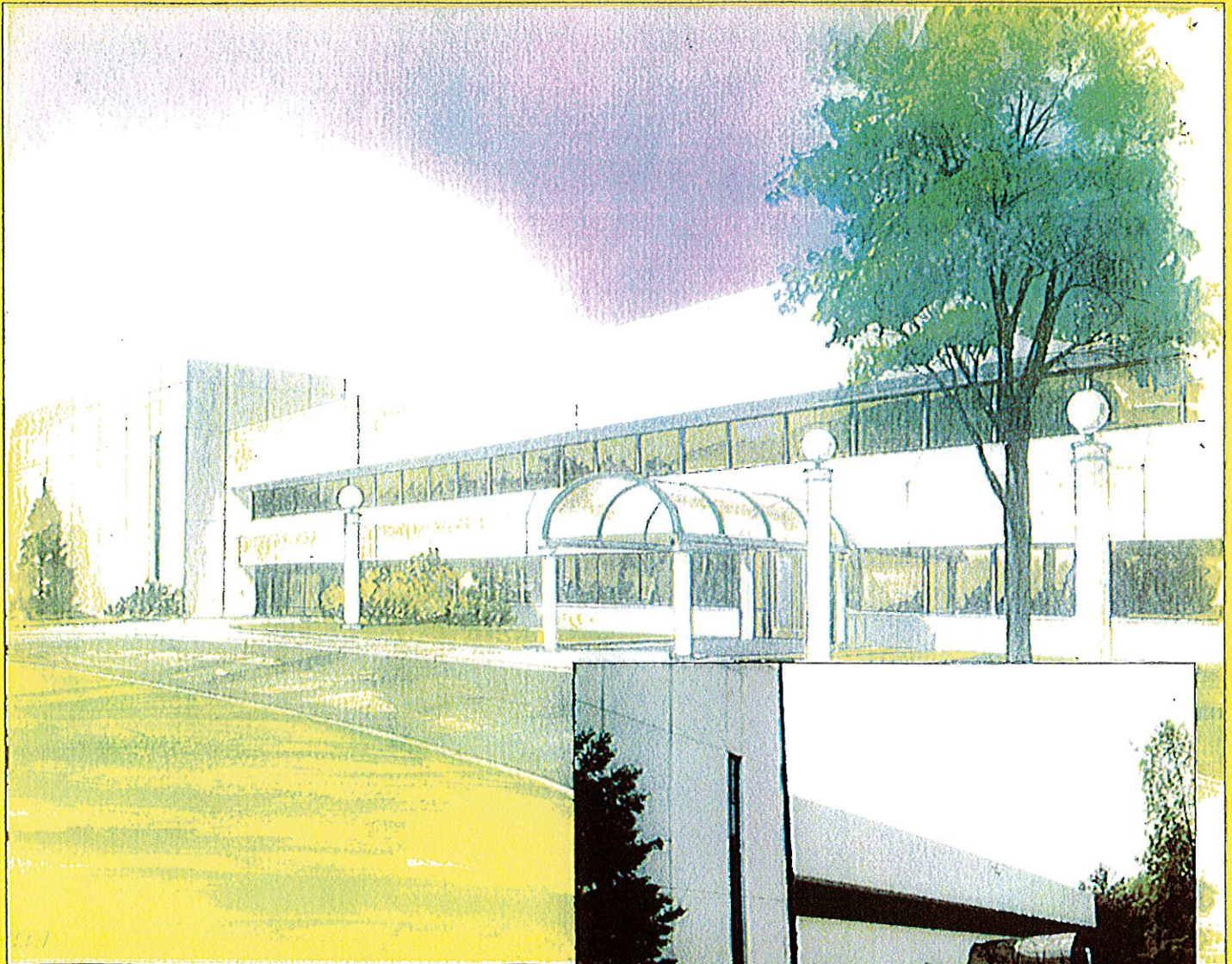
O F F E R I N G

FOR SALE OR LEASE

TURNPIKE OFFICE PARK

PROFESSIONAL 110,000 SF CORPORATE OFFICE BUILDING

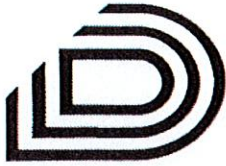
4,759 SF AVAILABLE



1579 STRAITS TURNPIKE
ROUTE 63
MIDDLEBURY, CONNECTICUT
AT EXIT 17 OFF I-84



DRUBNER
COMMERCIAL LLC
Real Estate Services



Drubner Commercial
Real Estate Services

530 Middlebury Rd. 211 B
Middlebury, CT 06762
Office 203.753.4116
Fax 203.578.3003



LISTING DESCRIPTION	
	KEYS
X	Sale
X	Lease
	Indust.
	Retail
X	Office
	Apartment
	Land

NAME OF BUILDING OR SITE TURNPIKE OFFICE PARK

TOWN Middlebury ST. & NO. 1579 Straits Turnpike ZIP 06762

DESCRIPTION 4,759 SF of Class "A" office with tenant in place

WILL DIVIDE No PRESENT USES Office POTENTIAL USES Office

BUILDING

FLOORS 3

	SF	Ceiling
1st fl.	<u>4,759</u>	<u>9'</u>
2nd fl.		
3rd fl.		
Other		
Office SF	<u>105,000</u>	
Total SF avail.	<u>4,795</u>	
Total SF bldg.	<u>105,000</u>	
Type Const.		
Colum spacing		
Yr. built		
No. O/H doors		
Truck docks		
Parking	<u>425 cars</u>	
Expansion	<u>No</u>	

MECHANICAL EQUIPMENT

Heat Type Gas

Elev. X

A/C Office X

plant X

Sprinkler X

Roof Type _____

Year 2017

Other _____

LAND

Acres 32

Zoning Com.

Condition of Site (%)

Level X

Slope _____

Wet _____

Dry _____

TERMS

Sale Price \$959,000

Lease Price \$24 Gross

UTILITIES

Water: Municipal X Well _____

Electric: Amp. _____ Phase _____

Gas: X

Sewer: Sanitary X Septic _____

Tenant Pays:

Insurance _____

Heat _____

Water _____

A/C _____

Electric X

Taxes _____

ASSESSMENT:

Land: _____

Improvements: _____

Total: _____

Condo Fee _____

Mill Rate: _____

Taxes: \$15,439 (\$3.22 psf) +/-

REMARKS:

Condo fee _____

includes HVAC (\$6.91 SF) +/- _____

Condo fee and prop tax included in rent _____

TRANSPORTATION

Airport Oxford

Highway Visibility No

Interstate Highway 84

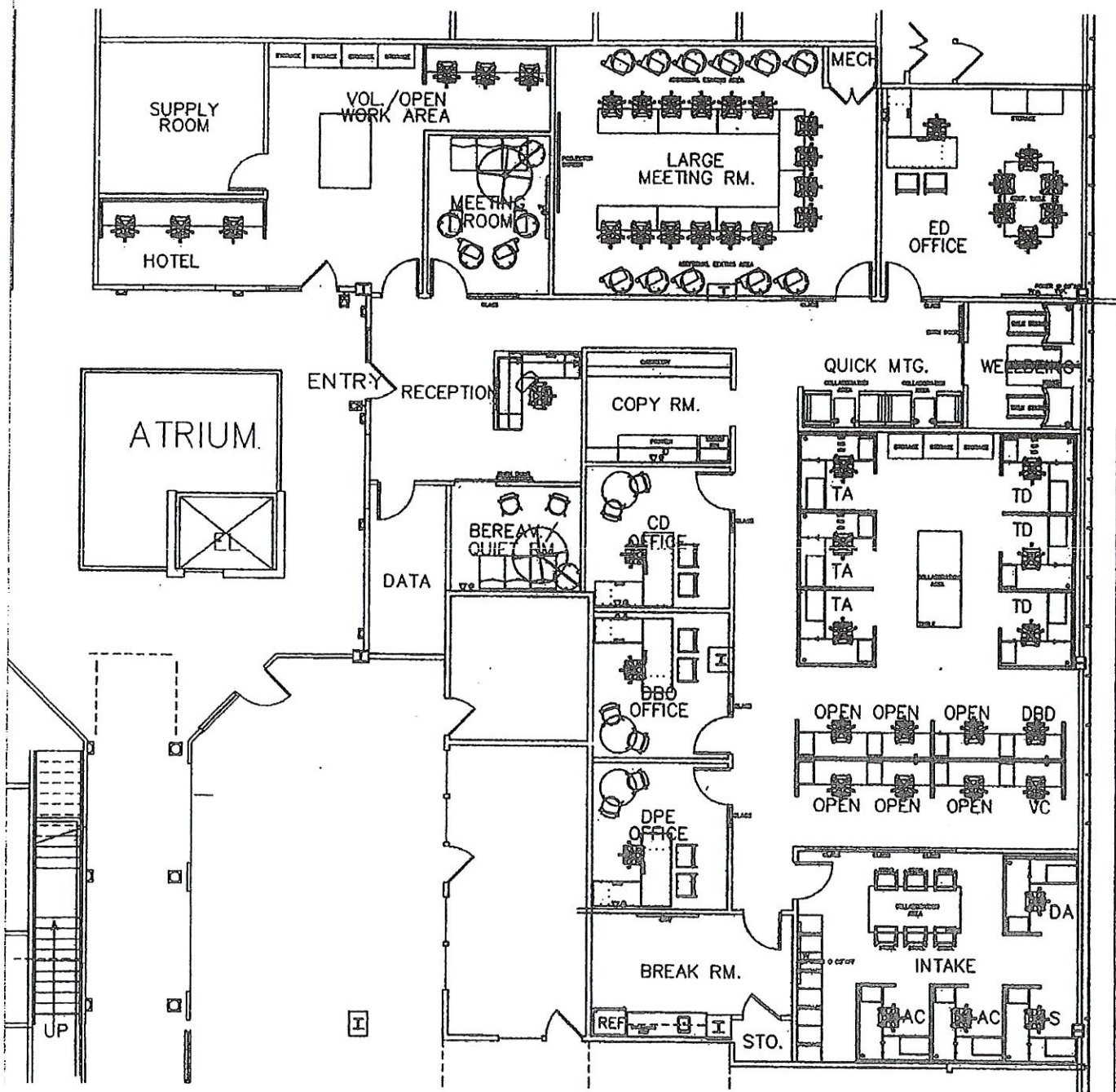
Exit 17

State Rt. 63

RR Siding _____

AGENT: DAVE THEROUX

Information shown is purported to be from reliable sources. No representation is made as the accuracy thereof and is submitted subject to errors, omission, change of price, rental or other conditions, prior sale or withdrawal notice.



Schedule A

2/13/19

SEASONS
Prepared

4,759 S.F.