



139 MILL ROCK ROAD, EAST

UNIT 100C

OLD SAYBROOK

A 256 SF SINGLE-ROOM OFFICE IN THE OLD SAYBROOK BUSINESS PARK

\$341.00/Month
GROSS

FOR LEASE

A 256 SF Single-Room Office in a well-maintained, multi-tenant building located in a campus-like setting. Shared entry with 24/7 access. Conference room available for Tenant use at no additional charge. Break room & kitchenette for Tenant use. Full-time property manager on site. All utilities and fees included in rent. Childcare conveniently located within building. Fitness Center in an adjacent building. \$341.00/Month Gross.



Present Use: Office
Potential Use: Office or similar



AVAILABILITY

SF Available:	256	Ceiling Height:	8'	OH Doors:	--
SF Available Office:	256	Ceiling Height:	8'	Truck Docks:	--
Minimum Subdivide:	SF				

BUILDING INFORMATION

Stories:	1	Ceiling Height:	16'
First Floor Area:	114,000SF	Ceiling Height:	--
Second Floor Area:	SF	Ceiling Height:	--
Third Floor Area:	SF	Ceiling Height:	--
Other Floor Areas:	SF	Ceiling Height:	--
Office Area:	SF		
Total Floor Area:	114,000SF		
Overhead Doors:	2	Size:	
Truck Dock(s):	5	Size:	
Year Built:	1961 & 1999		
Condition:	Excellent		
Construction Type:	Masonry & Steel		
Roof:	Rubber Membrane		
Lin. Ft. Clear Span:	All		



LAND

Lot(s):	1	Frontage:	145'
Area SF:	435,600	Depth:	Varies
Acres:	10.25	% Land Coverage:	25
Parking:	450	% Building Coverage Permitted:	30
Zoning:	I-2	Condition of site:	Level/Dry

UTILITIES

POWER

MECHANICAL EQUIPMENT

Water: Municipal	Volts: 240/480	Elevator Size:	NA
Sewer: Septic	Amps: 3000	Heating:	Gas Hot Air
Gas: PubCT	Phase: III	Air Conditioning:	Fully
		Sprinkler:	Fully
		Other Equipment:	

ASSESSMENT

Land:	
Building:	
Total:	
Mills:	
Taxes:	\$0.97

TRANSPORTATION

Bus Service:	Yes
Distance:	Door
Turnpike:	I-95
Exit:	67
Distance:	1 mi.

Information provided is deemed reliable but is not guaranteed and should be independently verified. This offering is subject to errors, omissions, prior sale, or withdrawal without notice.



Kevin Geenty
203-488-1005
Kevin@GeentyGroup.com

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