



FLEX SPACE FOR LEASE

2,500 SF

52-58 CONNECTICUT AVENUE | SOUTH WINDSOR, CT 06074

DAVID MURDOCK  
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### PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer 2,500 SF for lease at 52-58 Connecticut Avenue, South Windsor CT. This versatile flex space features a spacious open-plan office area and a warehouse area equipped with a large drive-in door. It is conveniently located just minutes from I-291.

### 52 CT AVE - UNIT B

- 2,500 SF available
- Large open office layout of 1,500 SF
- 1,000 SF of warehouse with mezzanine area
- One 12' x 14' drive

### OFFERING SUMMARY

52 Unit B	\$7.75 NNN
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## \$7.75 NNN

### BUILDING SPECIFICATIONS

Unit Size	2,500 SF
Warehouse	Approx. 1,000 SF
Office	Approx. 1,500 SF
Mezzanine	Approx. 300 SF
Clear Height	18'
Drives	1 (12' x 14')
Column Spacing	Clear span
Sprinkler	No
Year Built	1988

### MECHANICAL/UTILITIES

Power	200 amps, 120/208 volt
Heat	Gas
Air Conditioning	Office
Lighting	Flourecent
Water/Sewer Company	City
Electric Company	Eversource

### LAND

Lot Size	3.93 Acres
Parking	4
Zoning	IP

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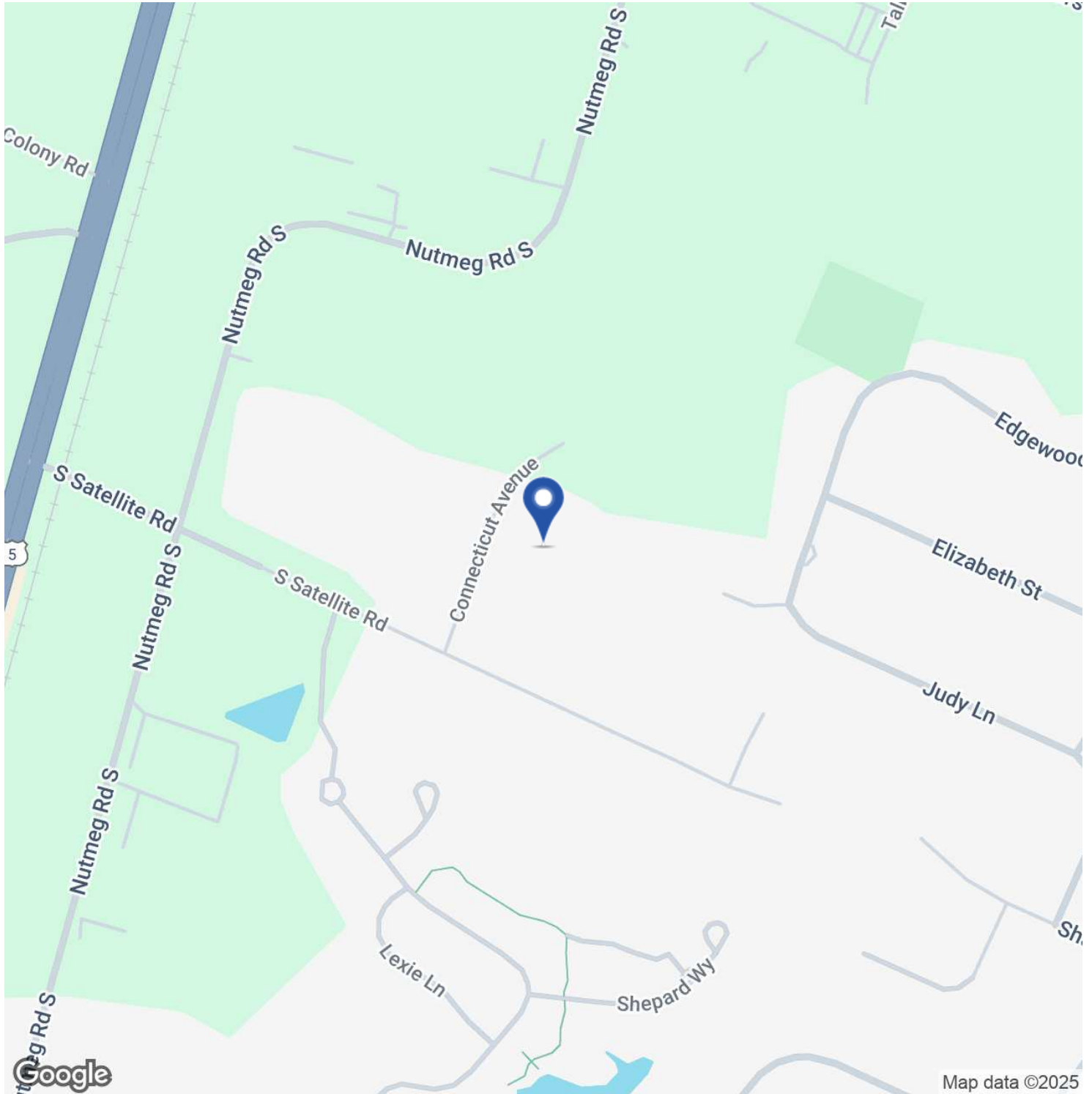




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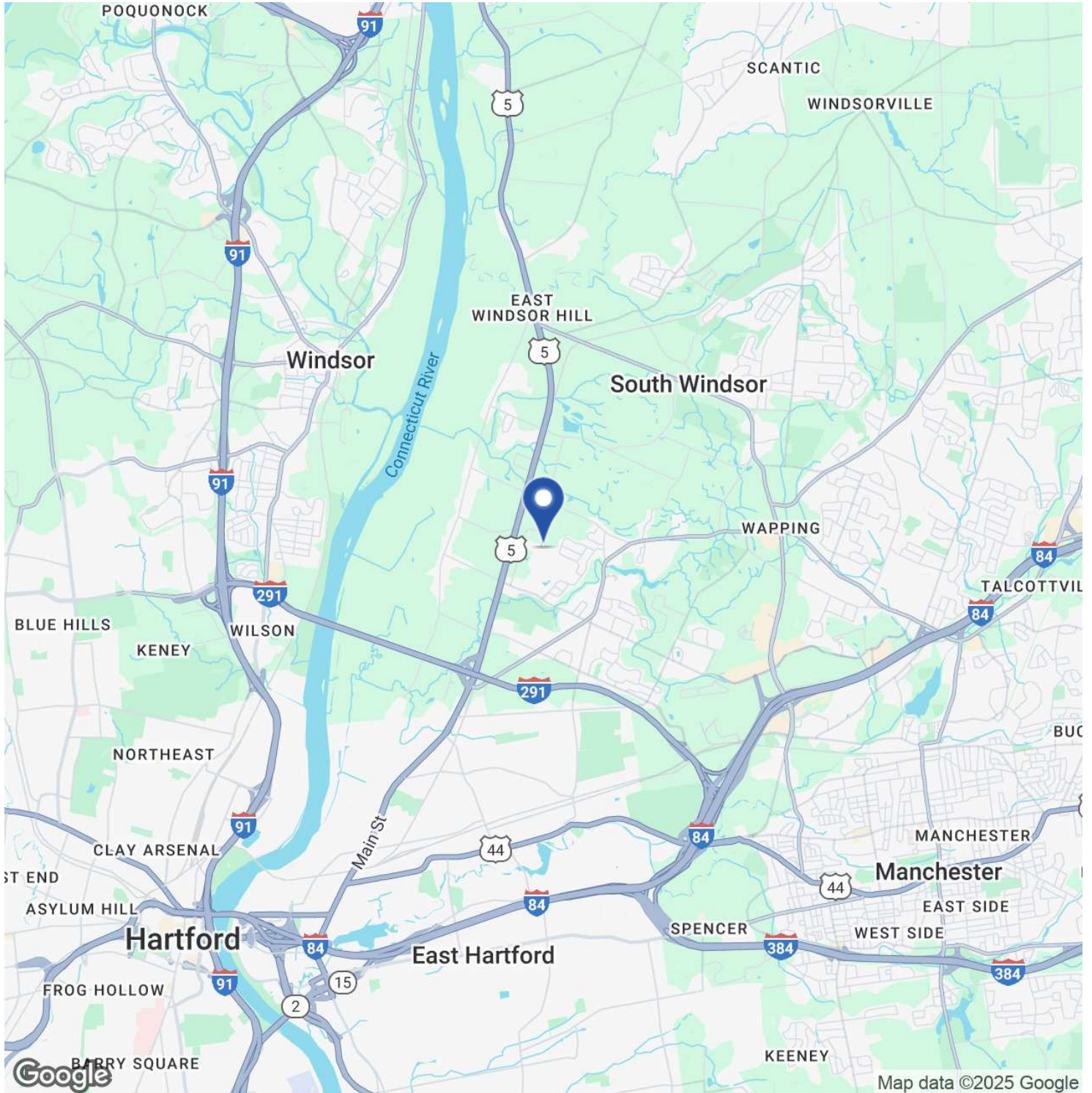
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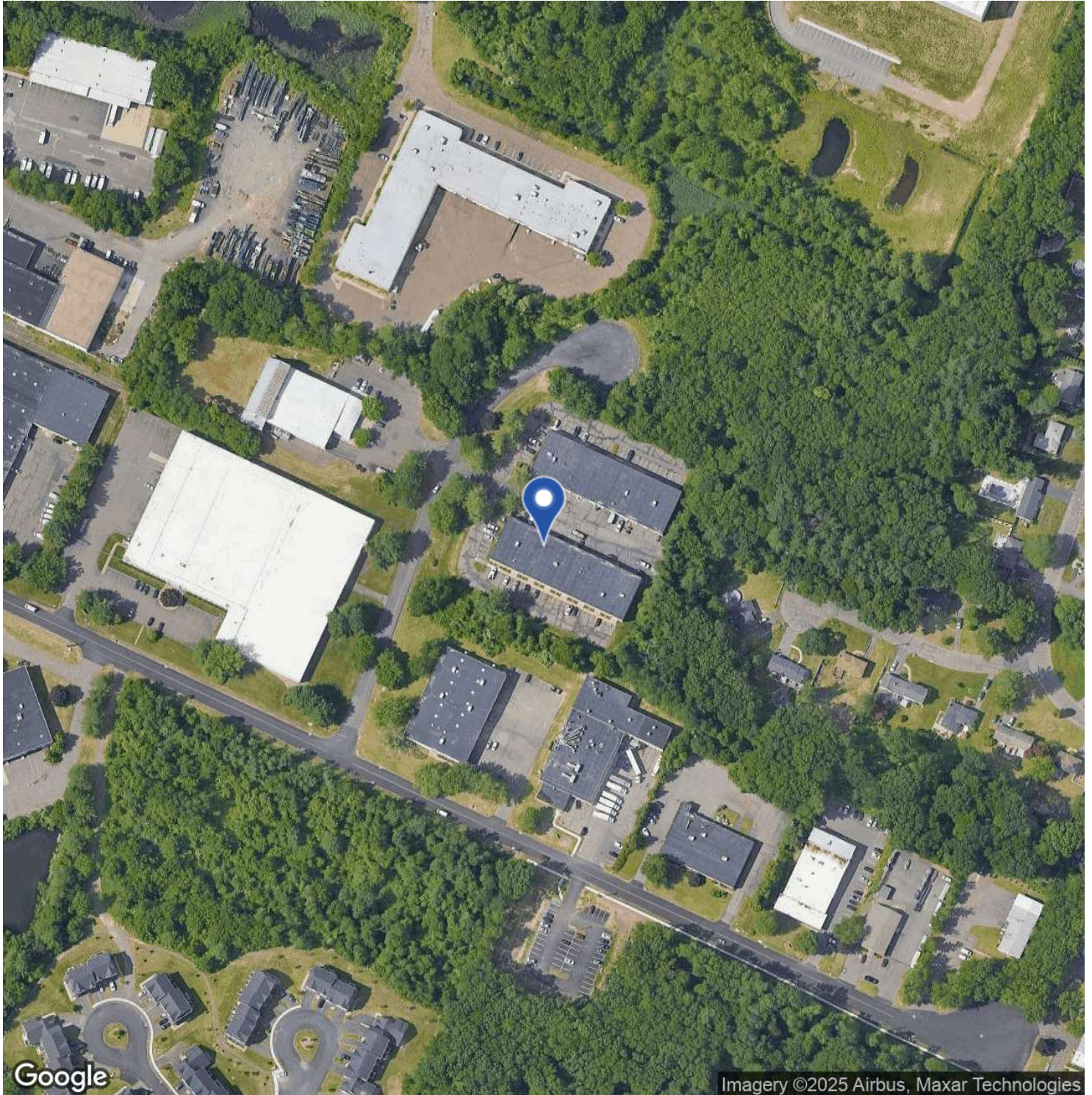




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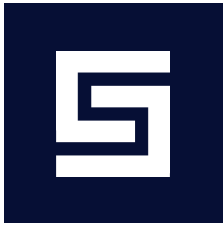
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### DAVID MURDOCK

Director, Industrial Brokerage

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