



Prime South Windsor Industrial Facility

140 COMMERCE WAY

South Windsor, CT 06074

Presented By:

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PRIME SOUTH WINDSOR INDUSTRIAL FACILITY

140 Commerce Way South Windsor, CT 06074

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$11.85 SF/yr (NNN)
Building Size:	8,100 SF
Available SF:	8,100 SF
Lot Size:	1.465 Acres
Year Built:	1989
Zoning:	Industrial

PROPERTY OVERVIEW

Free standing 8,100 square foot industrial flex building with a nice mix of office, light assembly and R&D areas. The building benefits from heavy power at 800 amps, 100% air conditioning, clear span column spacing and high ceilings. The Industrial zoned site consists of 1.46 acres in a suburban parklike setting. The property offers excellent highway access just minutes from the regions interstate highway system.

PROPERTY HIGHLIGHTS

FREE STANDING 8,100 SF INDUSTRIAL FLEX BUILDING

100% A/C, 800 AMP ELECTRIC SERVICE, CLEAR SPAN

EXCELLENT HIGHWAY ACCESS

PLENTY OF ON SITE PARKING

TWO GRADE LEVEL DRIVE IN DOORS

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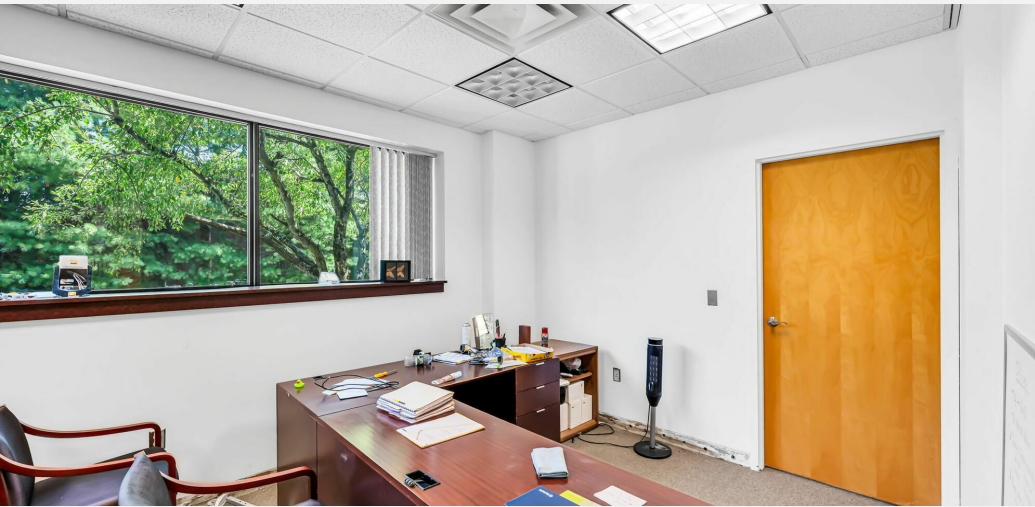
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Additional Photos



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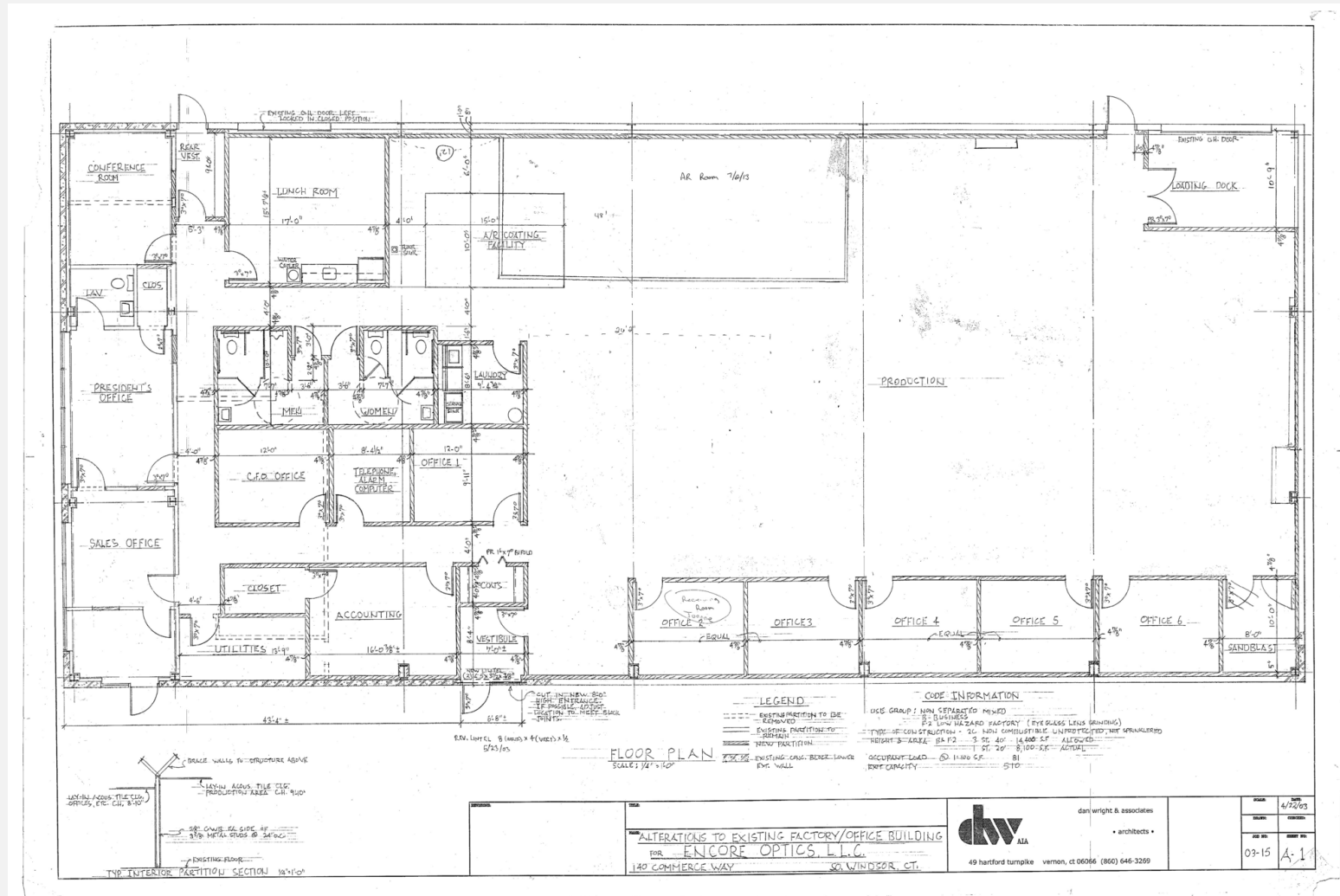
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Plans



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Location Map



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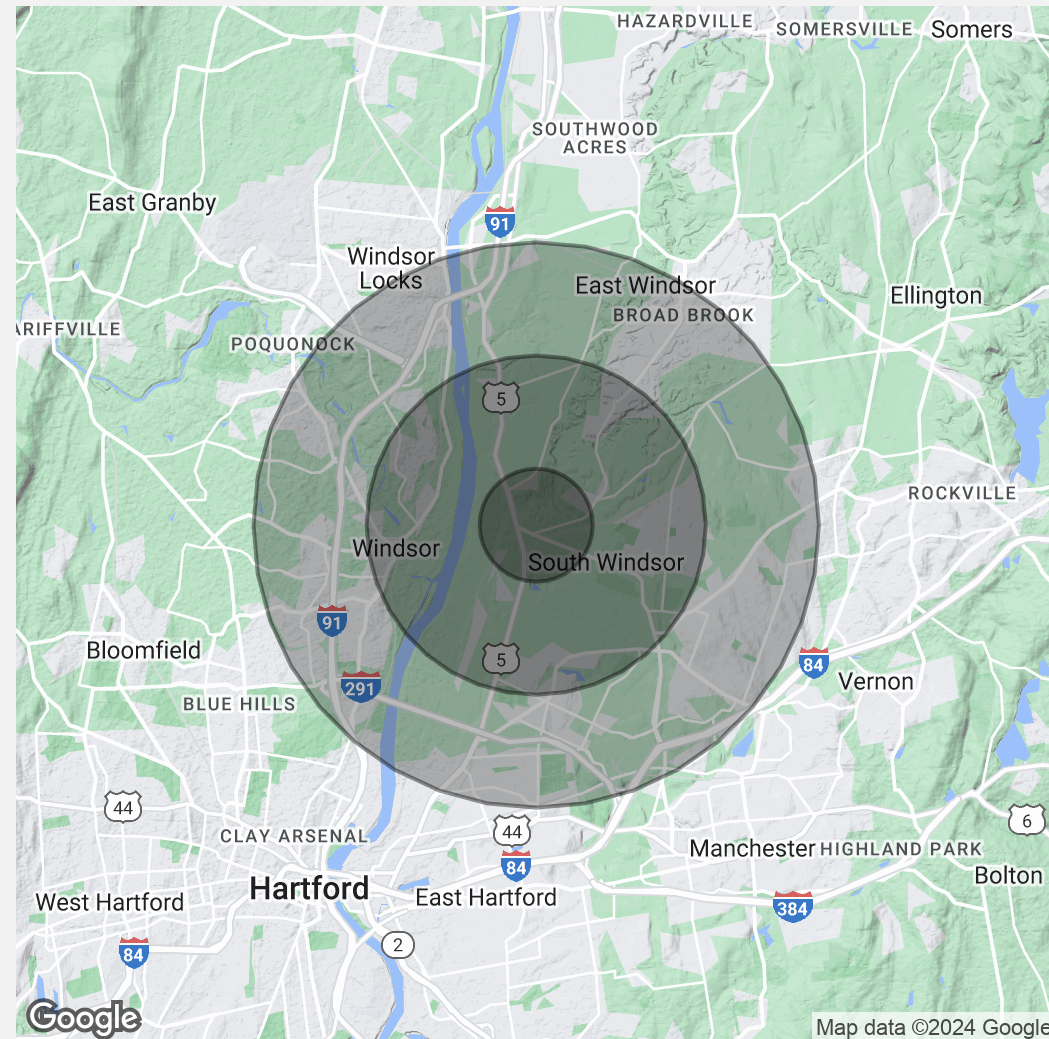
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	923	17,974	80,021
Average Age	45	43	43
Average Age (Male)	44	42	42
Average Age (Female)	46	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	359	7,294	32,593
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$144,670	\$147,323	\$133,821
Average House Value	\$366,008	\$337,844	\$321,841

Demographics data derived from AlphaMap



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