



INDUSTRIAL PROPERTY FOR LEASE

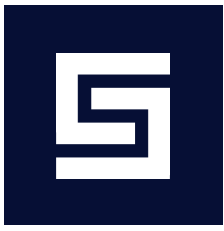
FLEX SPACE

52-58 CONNECTICUT AVENUE | SOUTH WINDSOR, CT 06074

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SENTRY COMMERCIAL BROKER ADVISORY LLC | 860.983.0029 | WWW.SENTRYCOMMERCIAL.COM



FOR LEASE

FLEX SPACE

52-58 CONNECTICUT AVENUE | SOUTH WINDSOR, CT 06074



PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer two 2,500 SF flex spaces for lease at 52-58 Connecticut Avenue, South Windsor CT. These attractive units offer meticulously designed office space, one large drive-in door and are ideally located within minutes of I-291.

OFFERING SUMMARY

52 Unit B	\$7.75 NNN
58 Unit A	\$9.50 NNN

52 CT AVE - UNIT B

- 2,500 SF available
- Large open office layout of approx. 1,500 SF
- Approx. 1,000 SF of warehouse with mezzanine area

58 CT AVE - UNIT A

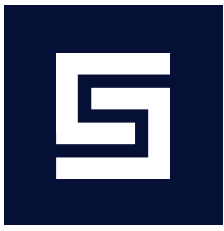
- 2,500 SF available
- Attractive office & R&D space of approx. 2,100 SF
- One (12'x14') drive in door

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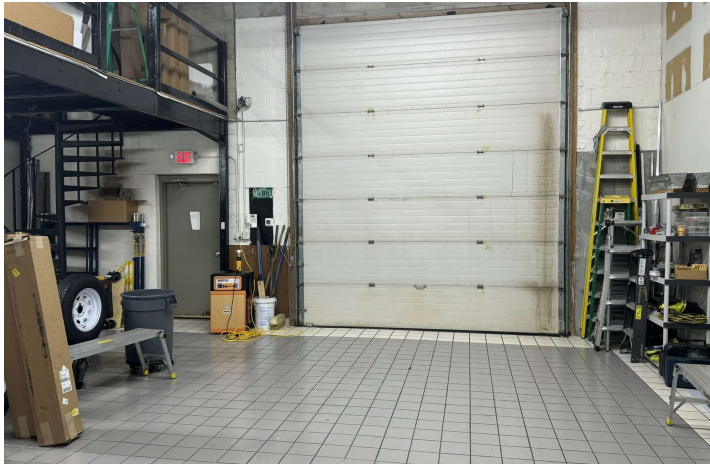
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FOR LEASE

52 CT AVENUE UNIT B

52-58 CONNECTICUT AVENUE | SOUTH WINDSOR, CT 06074



\$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

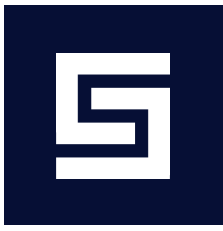
Lot Size	3.93 Acres
Parking	4
Zoning	IP

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FOR LEASE

58 CT AVENUE UNIT A

52-58 CONNECTICUT AVENUE | SOUTH WINDSOR, CT 06074



\$9.50 NNN

BUILDING SPECIFICATIONS

Unit Size	2,500 SF
Warehouse	Approx. 400 SF
Office/ R&D	Approx. 2,100 SF
Ceiling Height	18'
Drives	1 (12'x14')
Column Spacing	Clear span
Sprinkler	No
Year Built	1988

MECHANICAL/UTILITIES

Power	120/208 volt
Heat	Gas
Air Conditioning	Office / R&D
Lighting	LED
Water/Sewer Company	City
Electric Company	Eversource

LAND

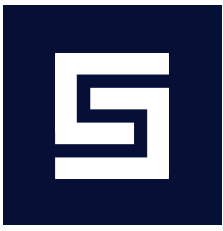
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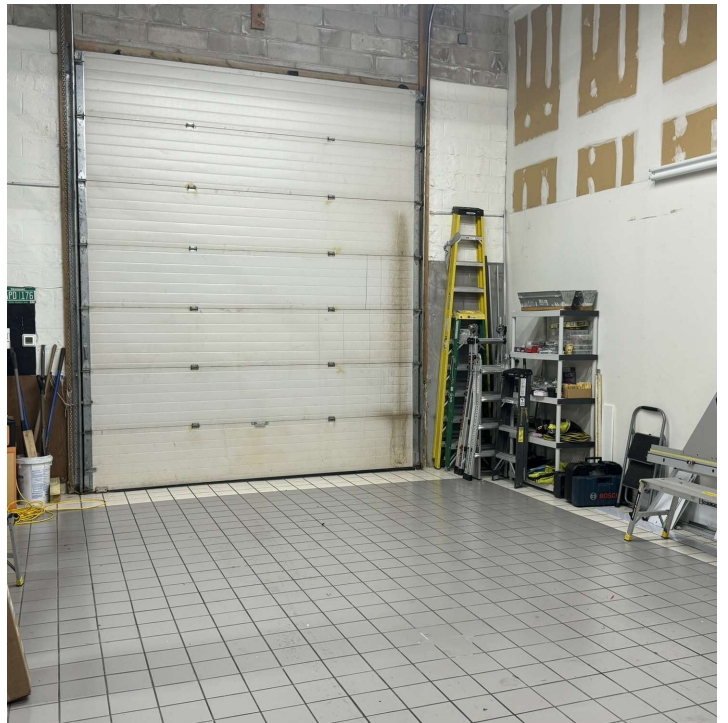
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52 UNIT B

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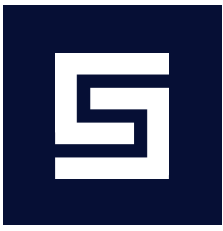


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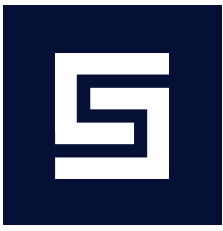


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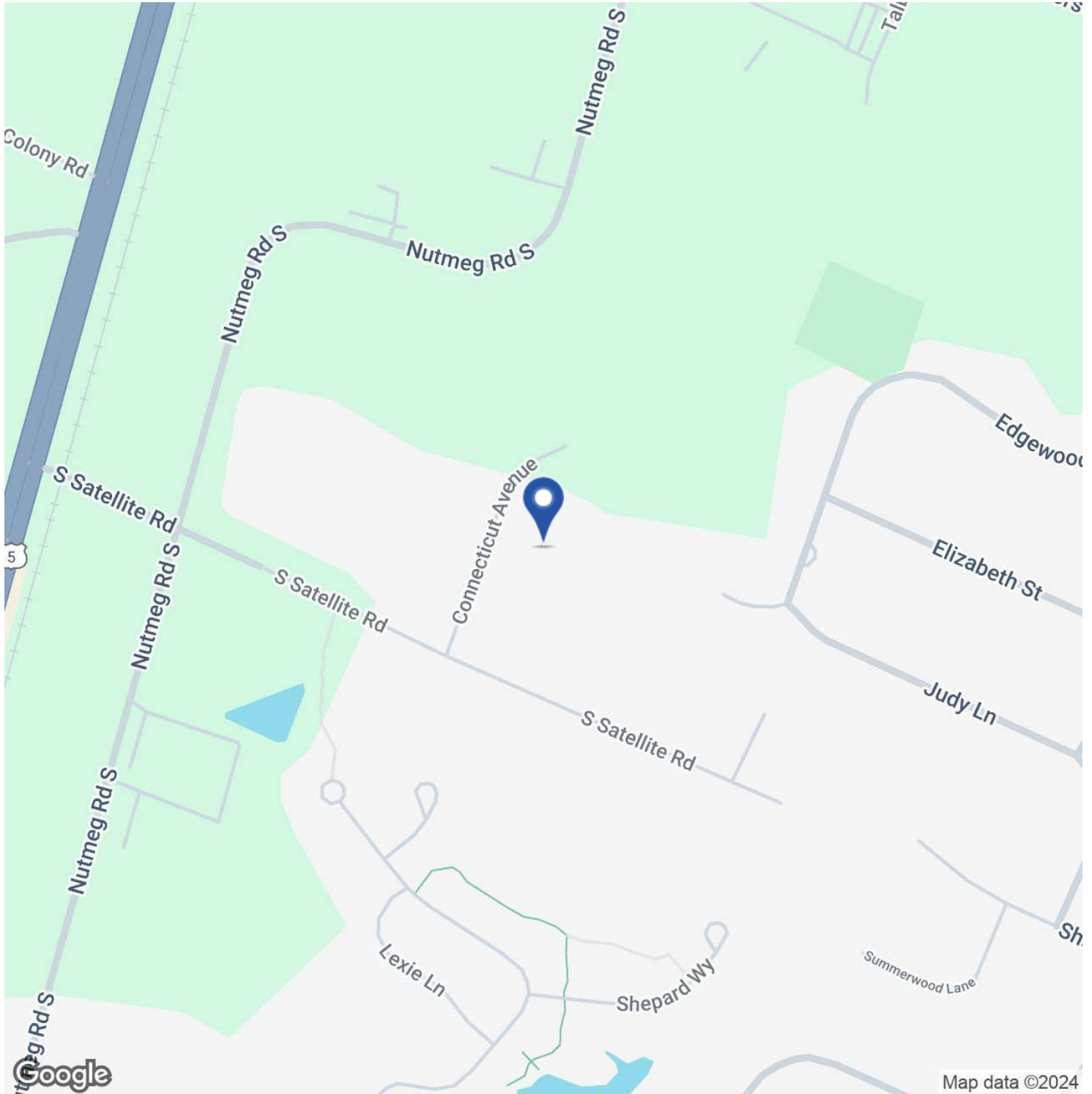
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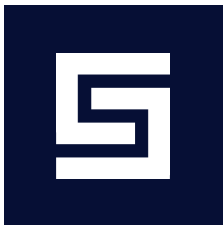


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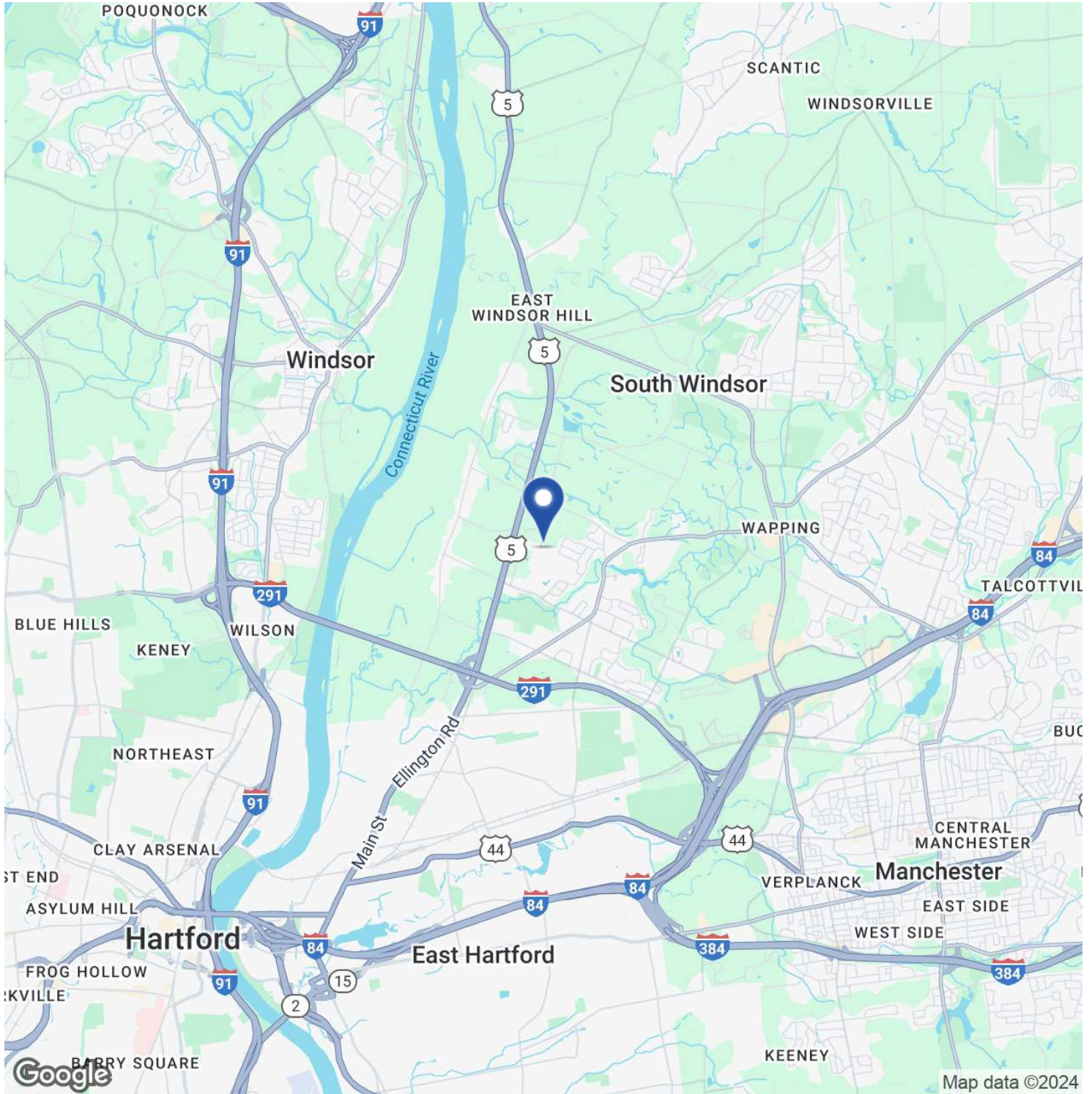
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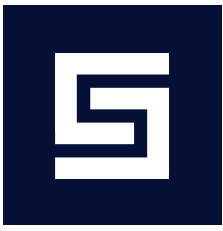


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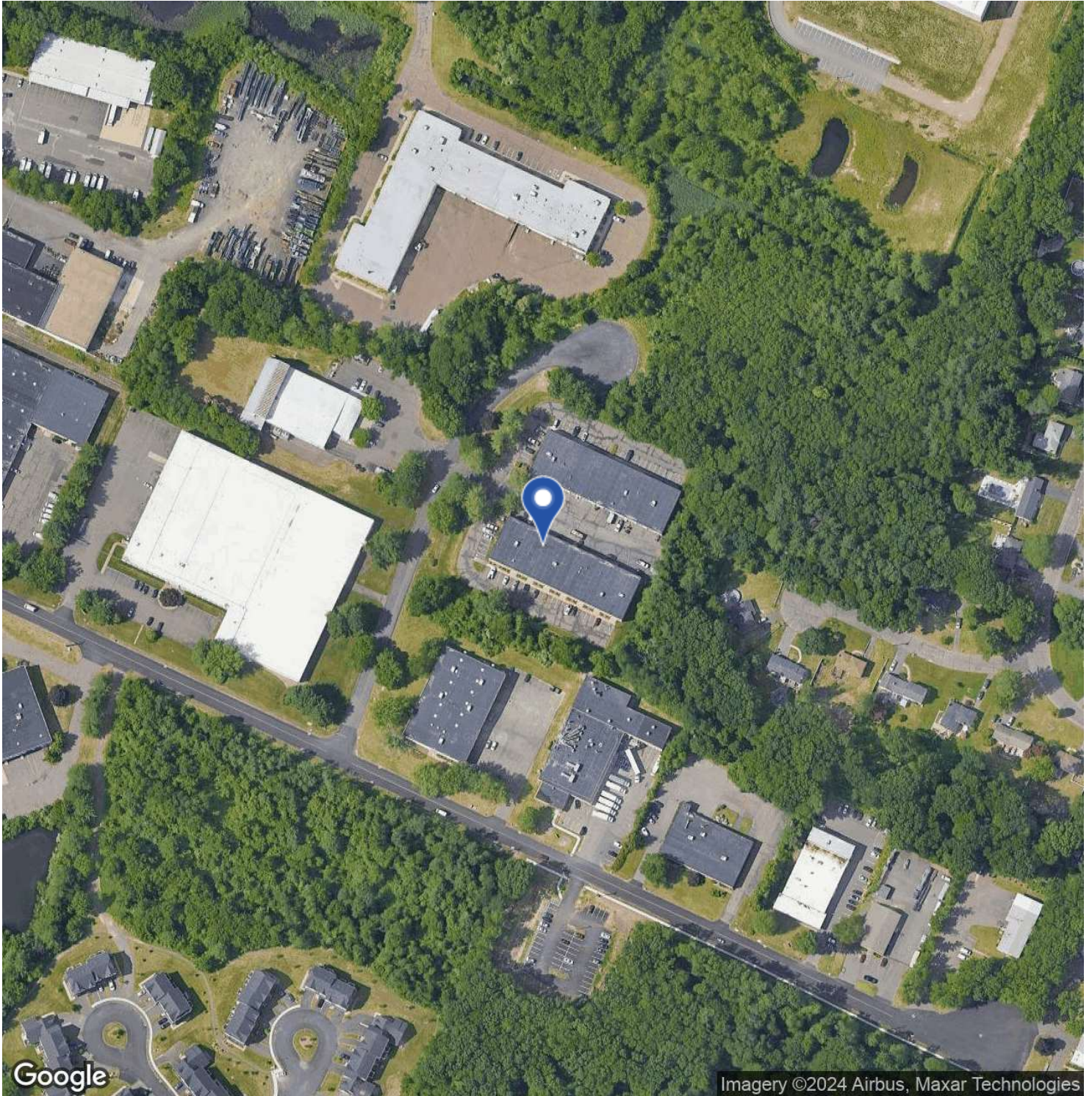
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Google

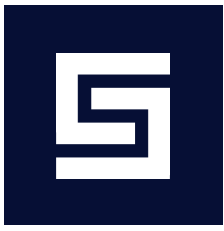
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