



PROPERTY SUBLEASE

24,940 SF INDUSTRIAL SPACE

11-15 THOMPSON ROAD | EAST WINDSOR, CT 06088

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PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer 24,940 square feet for sublease at 11-15 Thompson Road, East Windsor CT. This high bay space offers seven docks, one drive-in door, 2,952 square feet of office and is conveniently located with a half mile of I-91.

OFFERING SUMMARY

Sublease Rate:	\$6.95 NNN
Available SF:	24,940 SF
Lot Size:	5.37 Acres
Building Size:	57,620 SF

PROPERTY HIGHLIGHTS

- Attractive "Green" industrial facility powered by 43kW solar panels
- Within a half mile of I-91
- Ideal for distribution
- Seven 8' x 10' dock doors
- 22' clear

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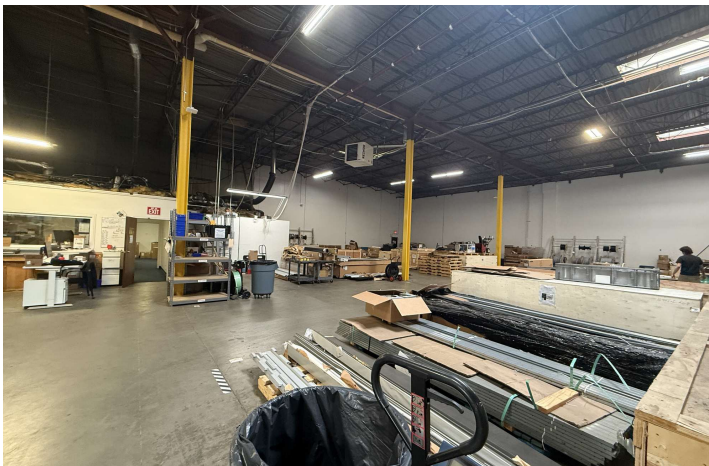
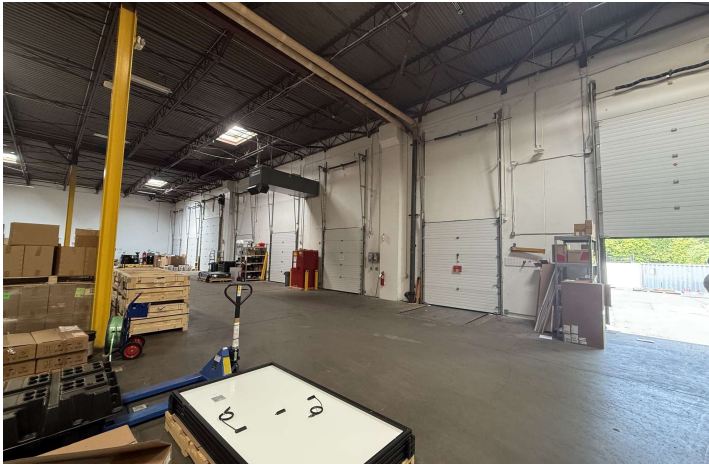
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\$6.95 NNN

BUILDING SPECIFICATIONS

Building Size	57,620 SF
Available Space	24,940 SF
Warehouse	21,988 SF
Office	2,952 SF
Ceiling Height	22'
Docks	7 @ 8' X 10' 2 with plates, 1 leveler
Drives	1
Column Spacing	25' x 48'
Year Built	1975

MECHANICAL/UTILITIES

Power	400 amp, 277/480 volt
Heat	Gas
Air Conditioning	Office
Lighting	Fluorescent
Sprinklers	Wet
Water/Sewer Company	City
Electric Company	Eversource

LAND

Lot Size	5.37 Acres
Zoning	M-1

TAXES

Tax PSF	\$1.17
Year Assessed	2024
Mill Rate	24.56

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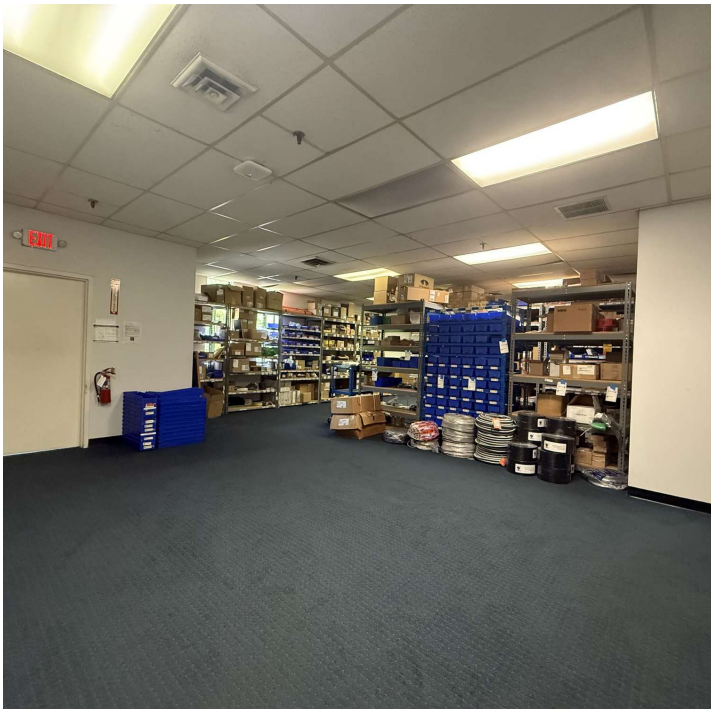
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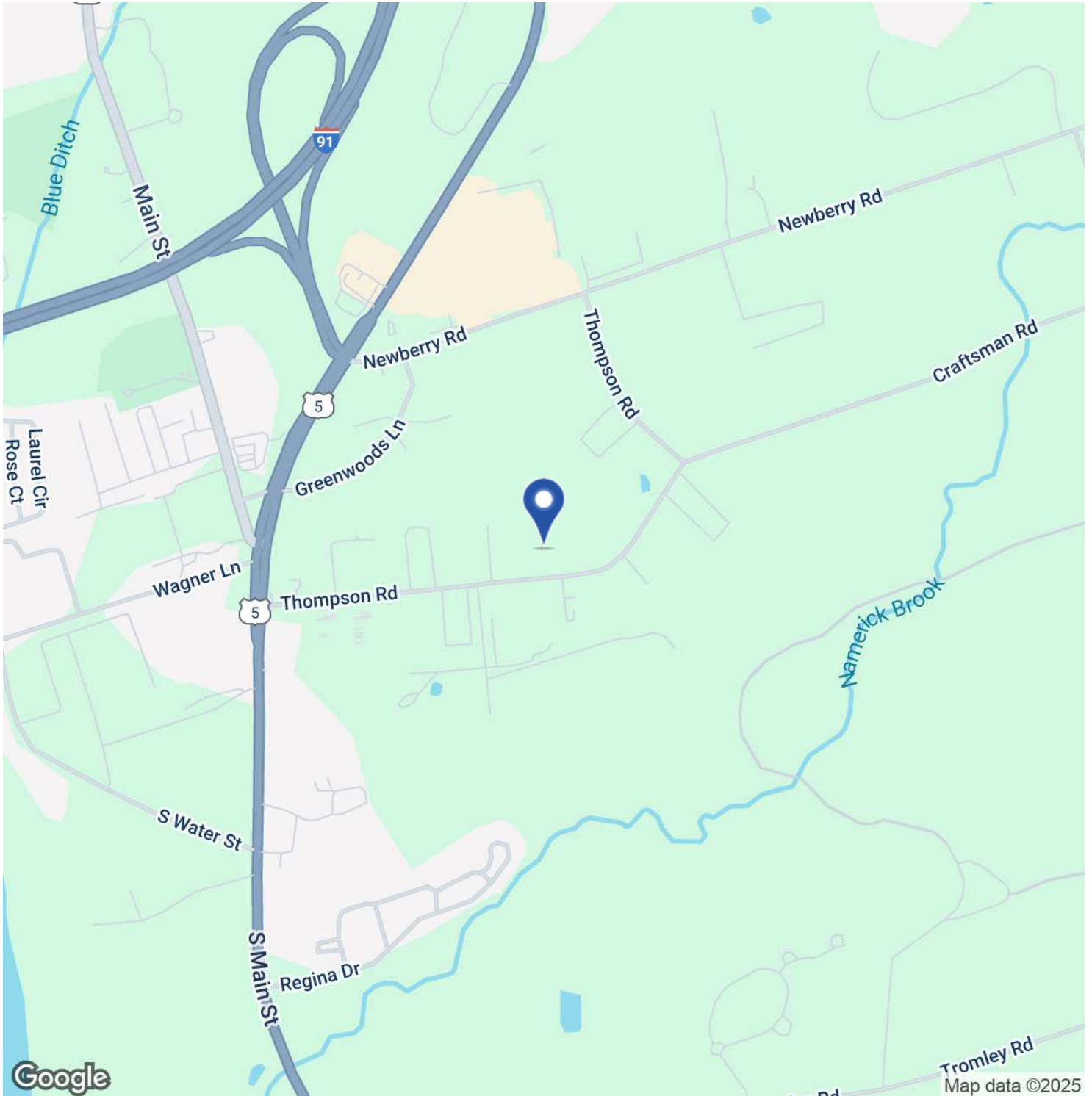
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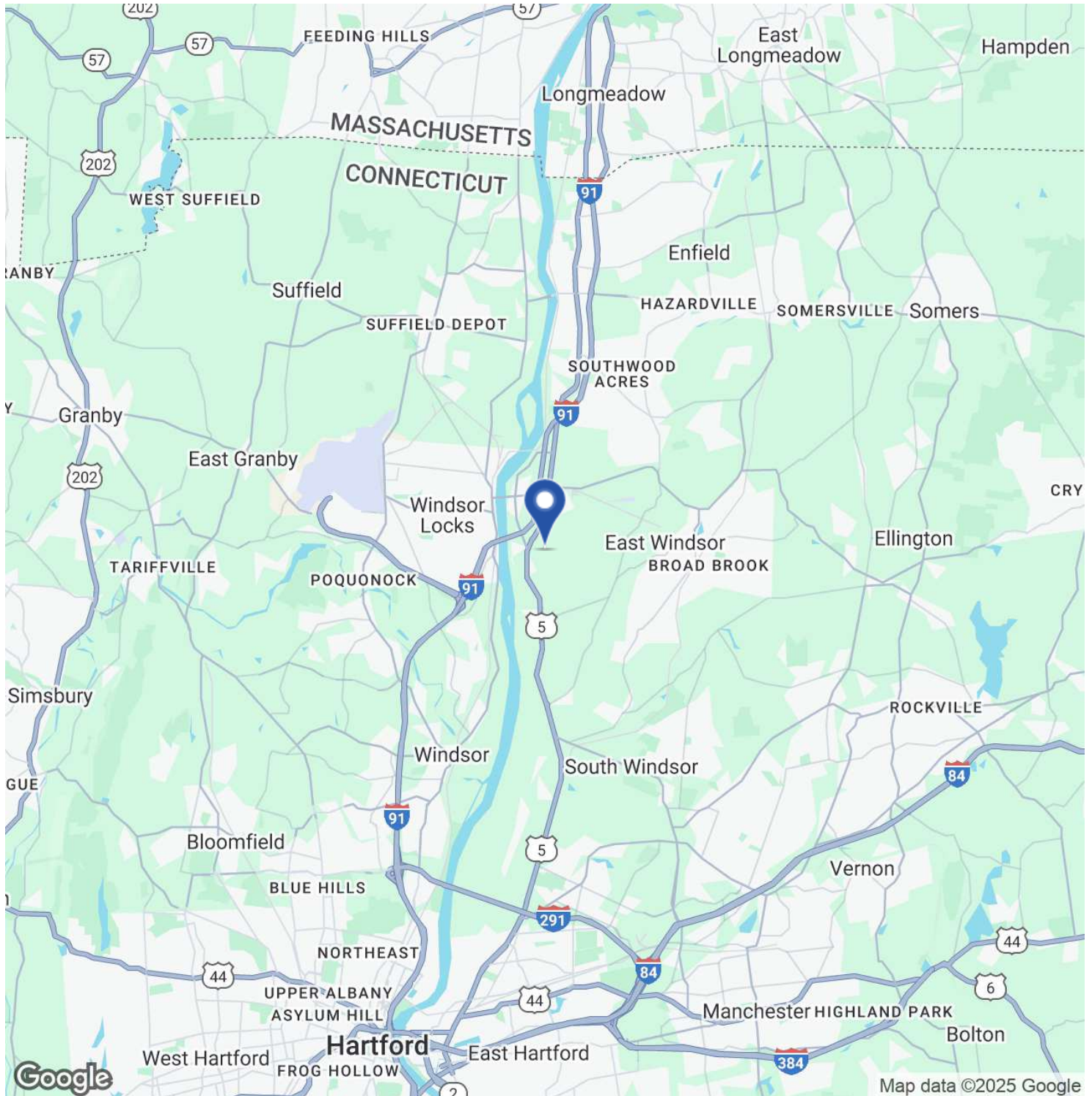
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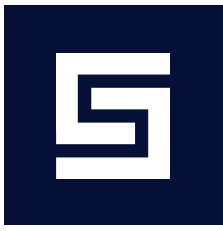
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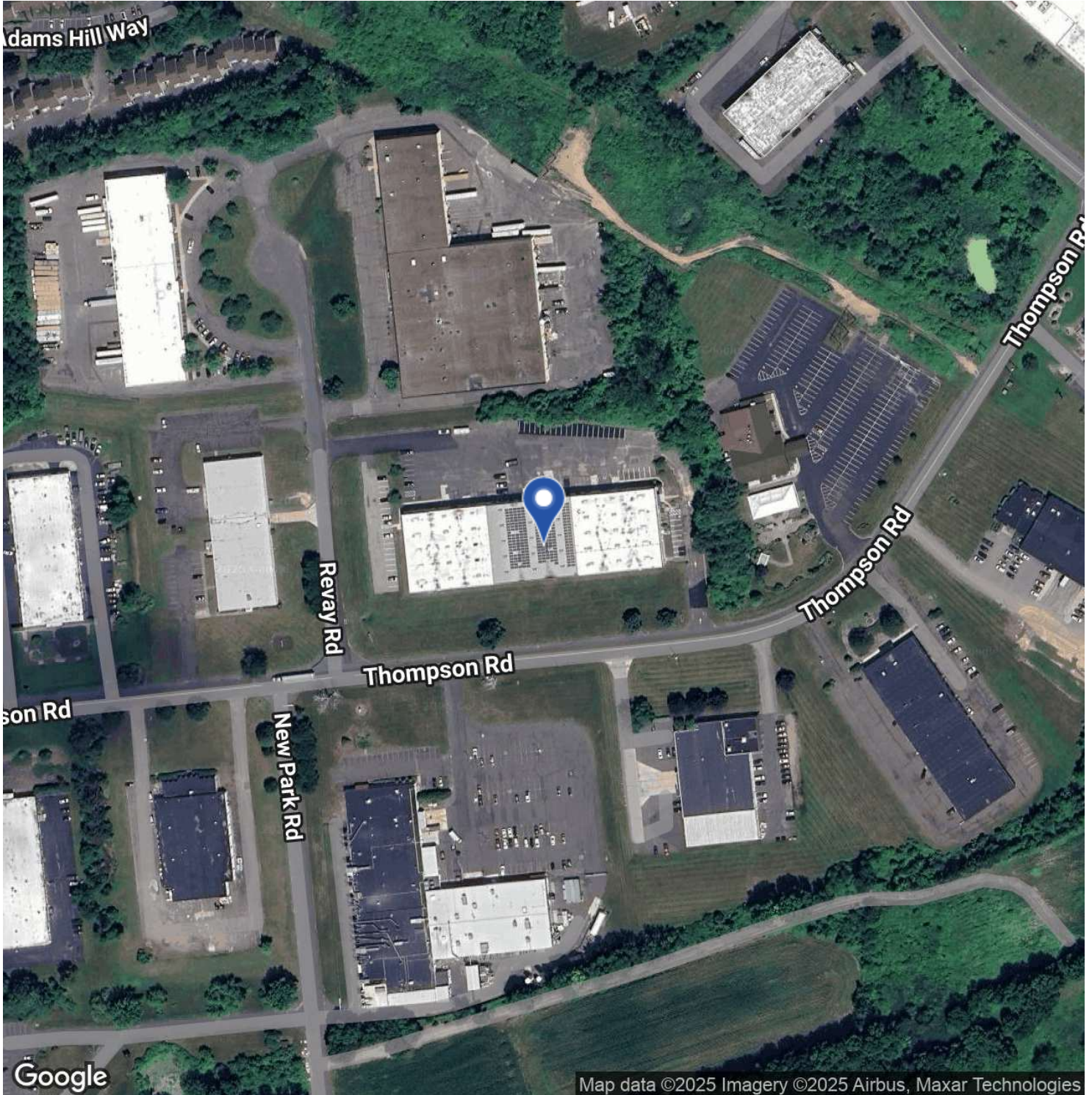
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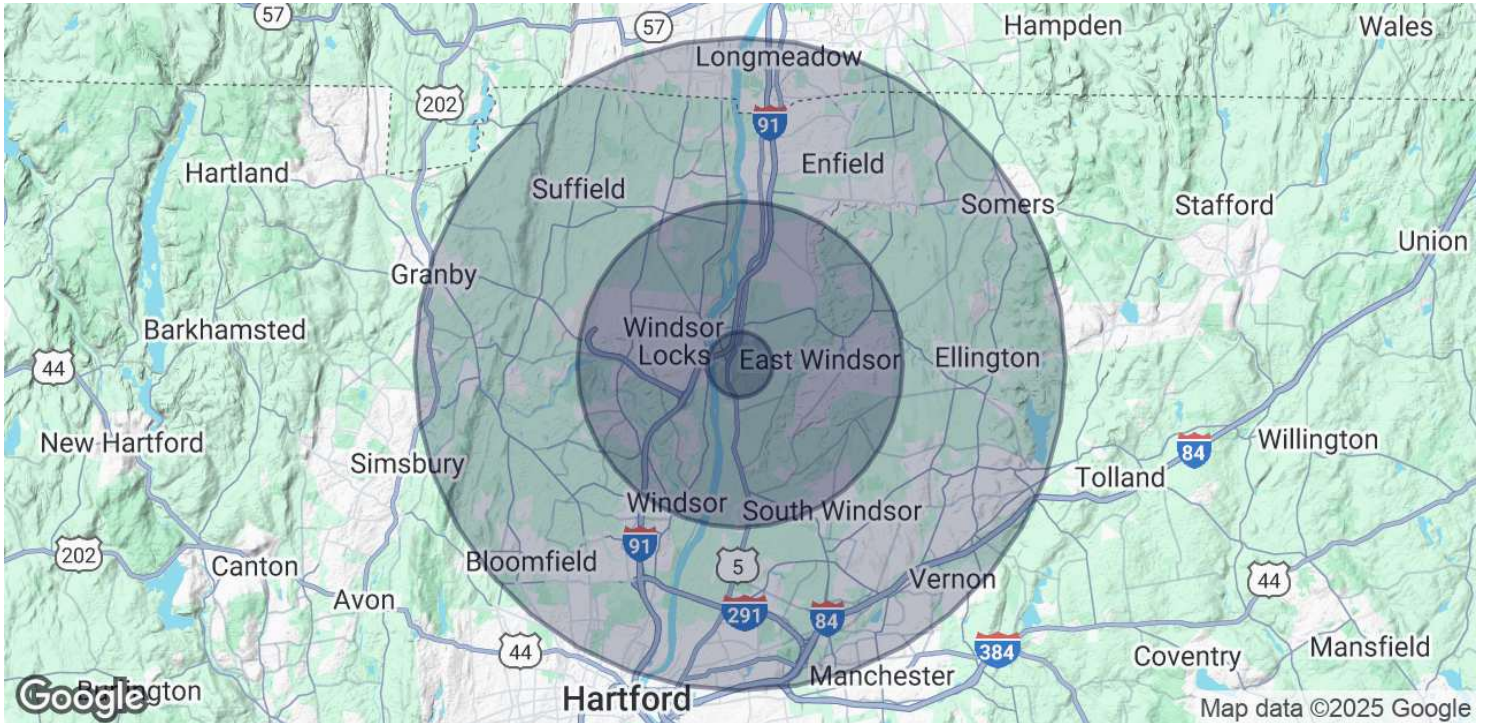
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,136	62,106	300,081
Average Age	45.0	42.6	40.0
Average Age (Male)	40.9	41.1	38.5
Average Age (Female)	48.7	44.3	41.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	499	24,502	114,534
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$65,683	\$81,025	\$82,042
Average House Value		\$248,540	\$263,897

* Demographic data derived from 2020 ACS - US Census

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