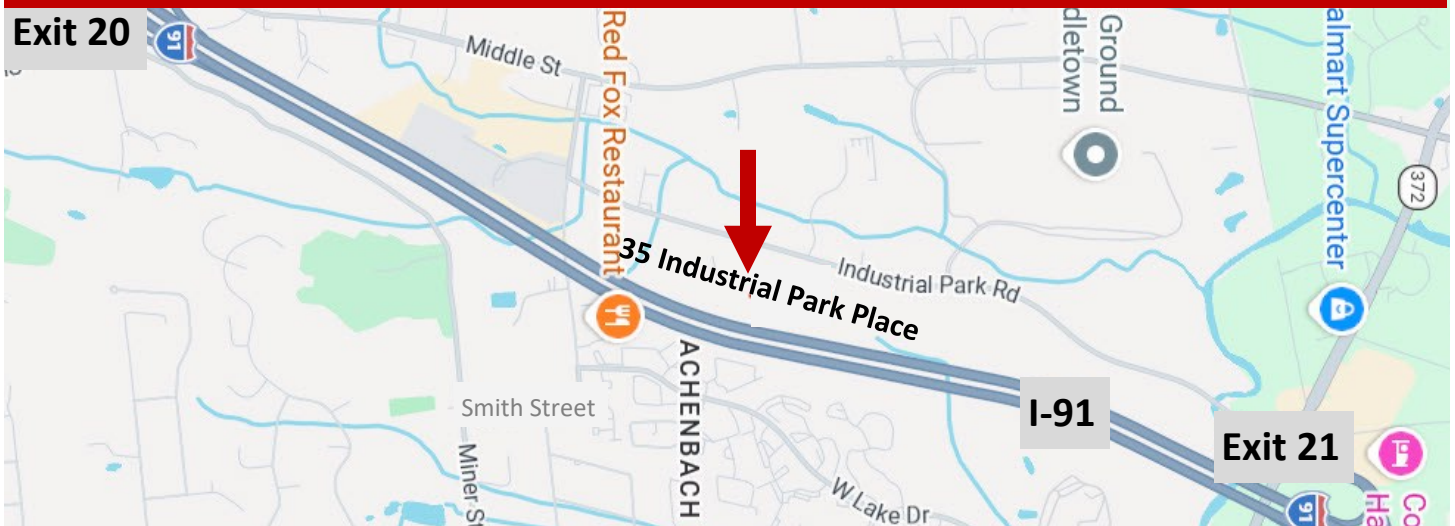


FOR SALE — MIDDLETOWN INDUSTRIAL BUILDING 35 INDUSTRIAL PARK PLACE



OFFERED AT \$1,400,000



- +/- 27,090 SF industrial building located on +/- 3.84 acres
- +/- 4,500 SF office-type space and small former production area
- 16-foot ceiling heights
- One loading dock, one drive-in door
- 2000 amp, 3 phase electric
- Parking for approx. 40 vehicles
- Excellent access to I-91 at Exit 20
- Zone: IT (warehouse/distribution)
- Available for immediate occupancy



CHRIS NOLAN
Sr. Commercial Associate
203.281.9312
203.809.3247
cnolan@hpearce.com



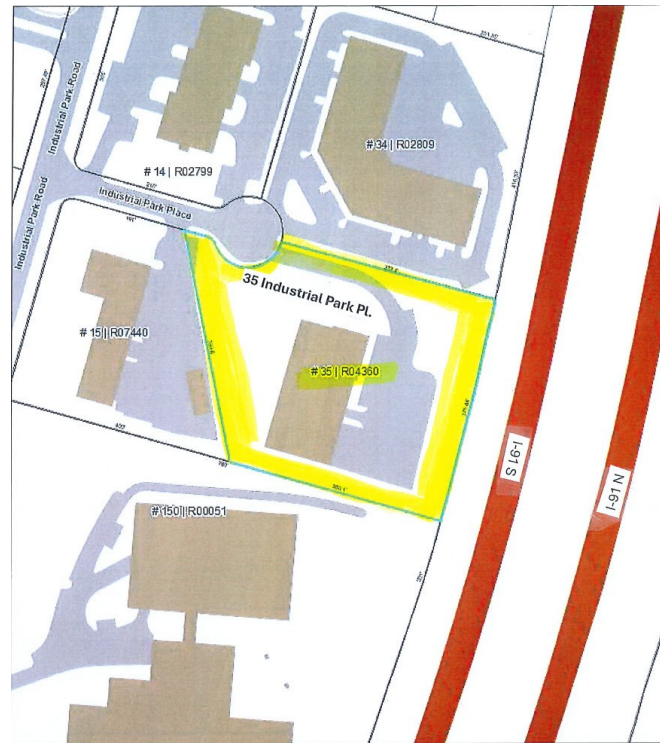
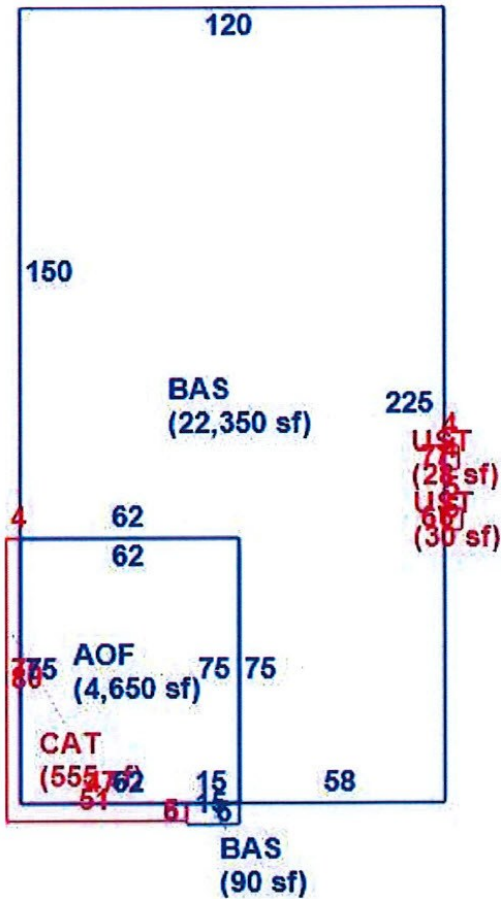
www.hpearce.com/commercial-real-estate/

CARL RUSSELL
Senior Commercial Broker
CCIM, SIOR
203.640.1412
203.783.9999 x102
crussell@hpearce.com



FOR SALE

35 INDUSTRIAL PARK PLACE MIDDLETOWN



Contact: CHRIS NOLAN at 203.281.9312 or cnolan@hpearce.com
 Or **CARL RUSSELL** at 203.783.9999 ext. 102 or crussell@hpearce.com

OFFERED AT \$1,400,000