



FOR SUBLEASE - 44,586 SF
35 NUTMEG DRIVE
TRUMBULL, CT



EXCEPTIONAL FIRST FLOOR OFFICE SPACE / WAREHOUSE / DISTRIBUTION

PROPERTY FEATURES

- Fully-built and furnished office space
- Ceiling height of entire premises is 18.5' clear
- Existing office space can be converted to warehouse
- Storage area by dedicated loading dock of 5,900 SF
- Building owned and managed by R.D. Scinto
- Repaved parking area and new outdoor lighting
- Large flexible floor plate, on-site privately operating Physically Fit gym, abundant parking, building café, outdoor courtyard and shared building conference center

For more information, please contact:

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Cushman & Wakefield of Connecticut, Inc.
107 Elm Street, 8th floor
Four Stamford Plaza
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203 326 5800
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A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)

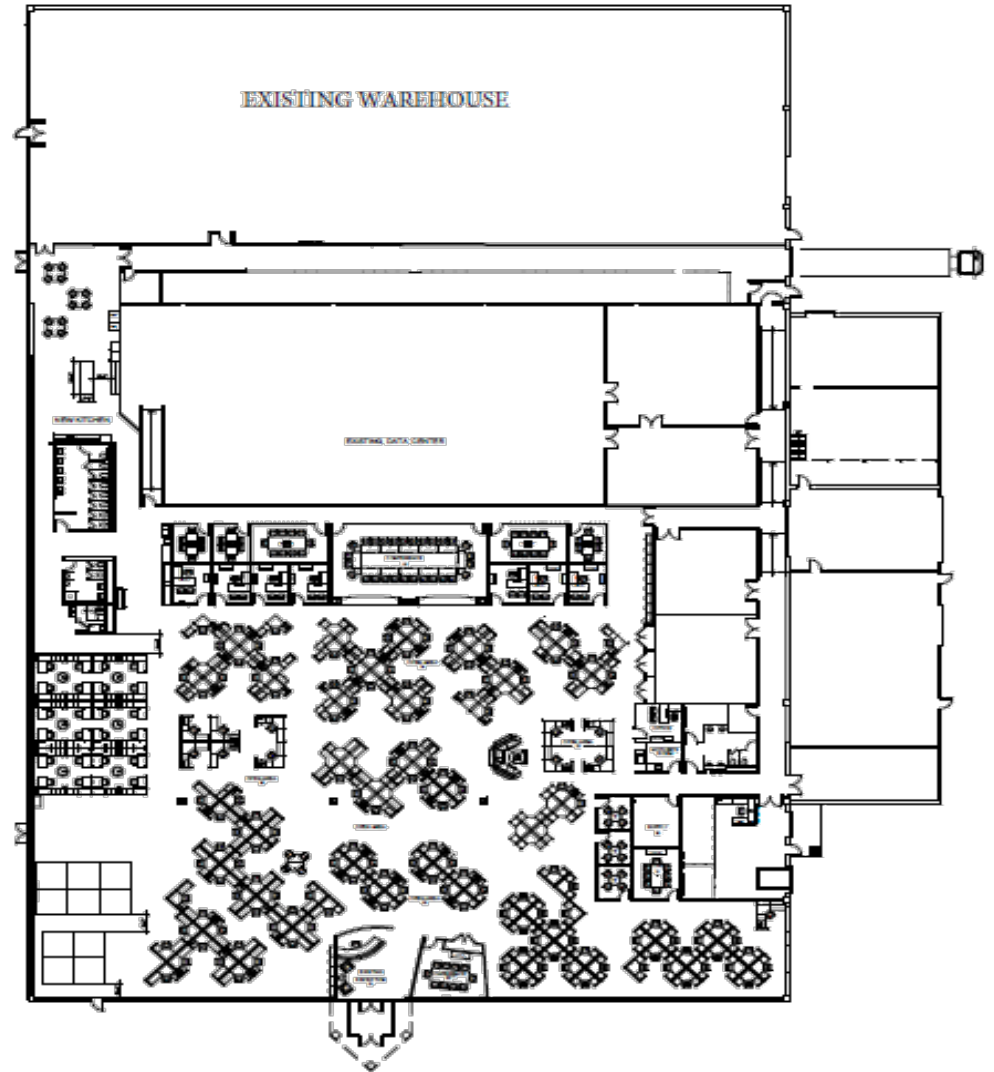
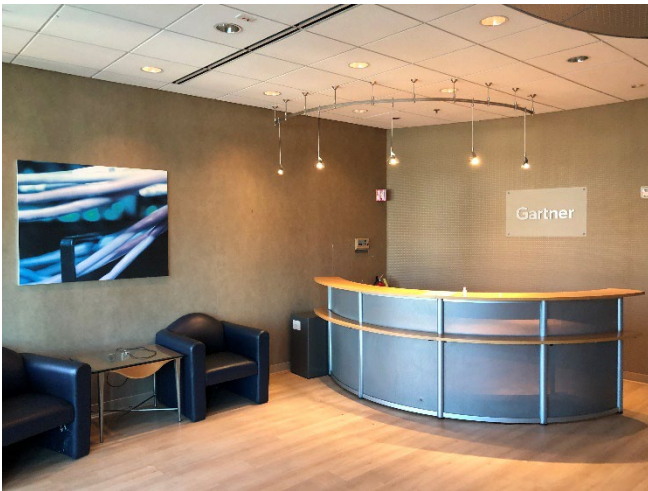
BUILDING FEATURES

OFFICE/WAREHOUSE SPACE	44,586 SF
STORAGE SPACE:	5,900 SF
RENT:	Upon request
TERM:	Though 9/30/2030
POSSESSION:	Immediate
CEILING HEIGHT:	18.5' clear height throughout
PARKING:	4/1,000 SF
POWER:	2,200-amp service
LOADING DOCK:	Dedicated loading dock





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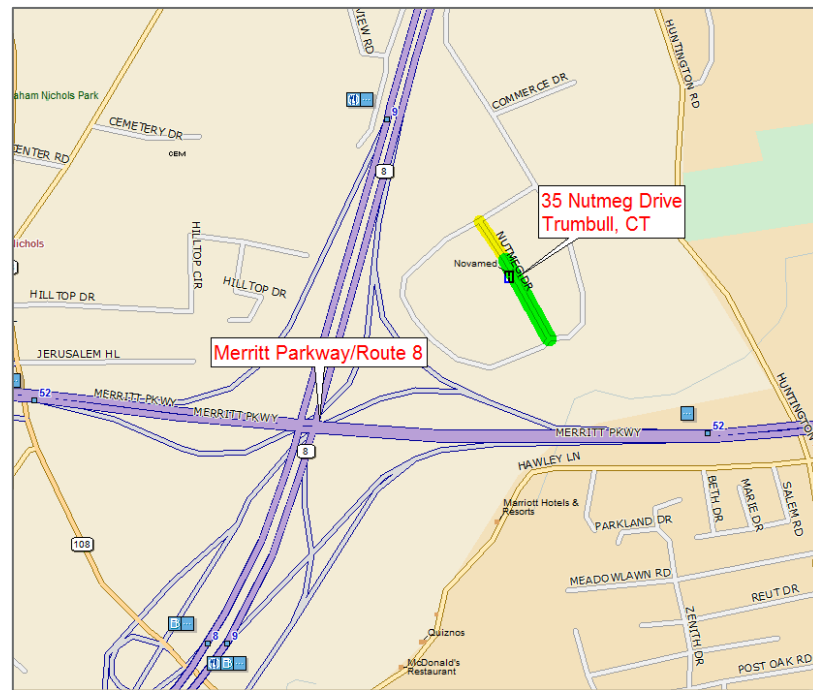
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