



INDUSTRIAL PROPERTY FOR LEASE

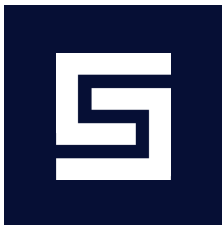
6,250 SF FLEX SPACE

52-58 CONNECTICUT AVENUE | SOUTH WINDSOR, CT 06074

DAVID MURDOCK
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FOR LEASE

6,250 SF FLEX SPACE

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PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer 6,250 square feet for lease at 52-58 Connecticut Avenue, South Windsor CT. This attractive flex space offers a generous 4,875 square feet of meticulously designed office space, two convenient large drive-in doors and is ideally located within minutes of I-291.

OFFERING SUMMARY

Lease Rate:	\$7.75 NNN
Available SF:	6,250 SF
Lot Size:	3.93 Acres
Building Size:	40,000 SF

PROPERTY HIGHLIGHTS

- Ideal flex space
- 4,875 SF of attractive offices
- 2 (12' x 14') drive in doors
- Owner is open to reducing the office area to meet tenant's needs

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\$7.75 NNN

BUILDING SPECIFICATIONS

Building Size	40,000 SF
Available Space	6,250 SF
Office	4,875 SF
Warehouse	1,375 SF
Ceiling Height	18'
Drives	2 @ 12' x 14'
Sprinkler	No
Column Spacing	Clear span in warehouse



MECHANICAL/UTILITIES

Power	120/208 volt, 3 phase
Heat	Gas
Air Conditioning	Office
Lighting	LED
Water/Sewer Company	City
Electric Company	Eversource

LAND

Lot Size	3.93 Acres
Parking	6
Zoning	IP



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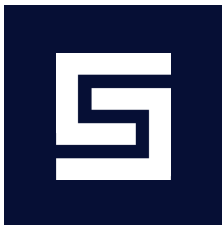


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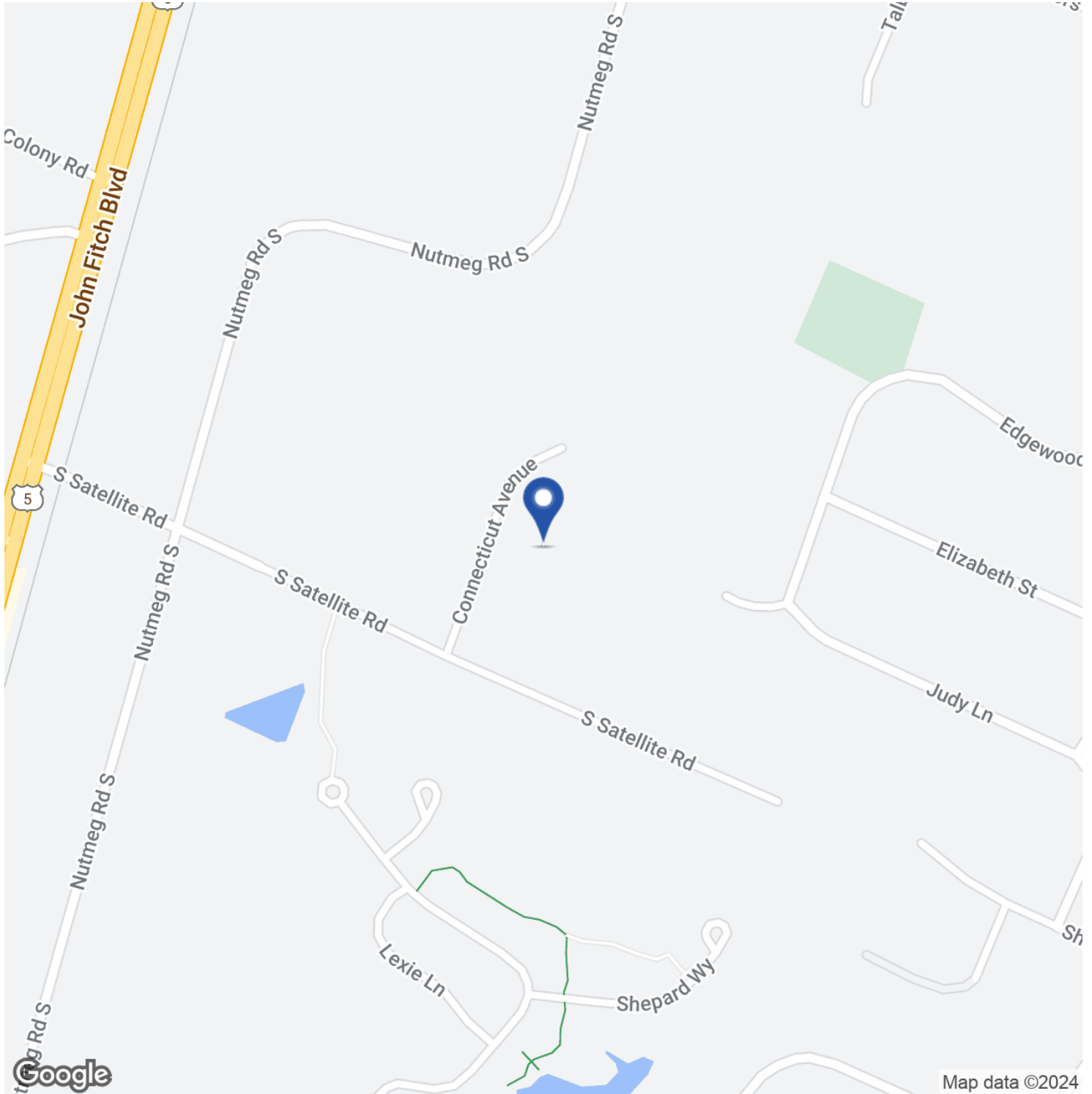
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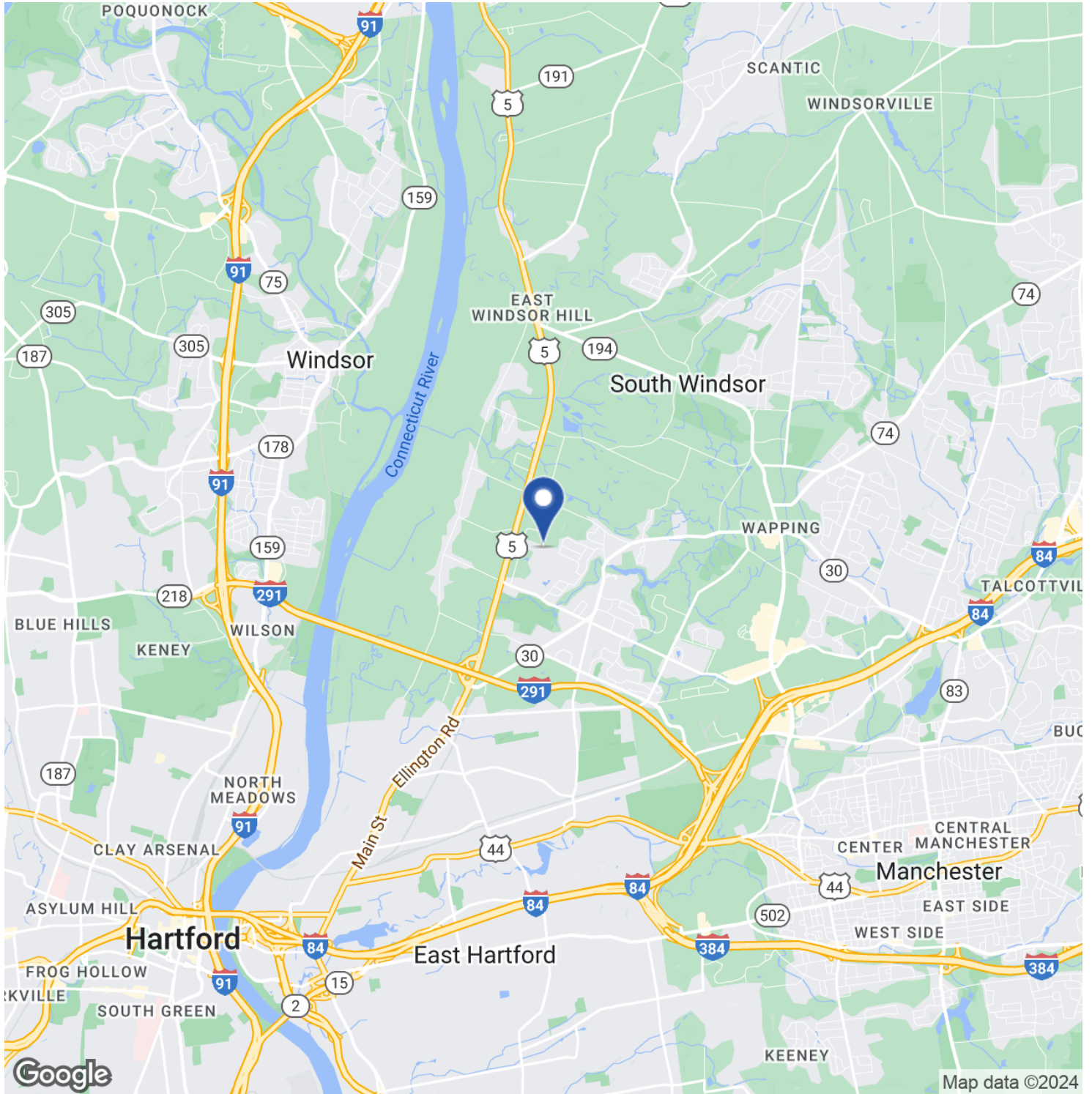
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