



# 141 MILL ROCK ROAD, EAST OLD SAYBROOK

23,300 SF FLEX SPACE IN  
THE OLD SAYBROOK BUSINESS PARK

**\$7.75/SF  
NNN**

## FOR LEASE

23,302 SF of versatile space in a large, energy-efficient, multi-tenanted building. Nearly shell space, this offering features three private offices large open areas, a kitchenette and a loading dock with 3 docks & 2 overhead doors. Can be fit up to suit tenant's needs including office, warehouse/distribution, light assembly or a mix. Close proximity to I-95 and CT-9. Located in a well-maintained campus-like setting which features a daycare facility and a fitness center as well as a full-time property manager on site. \$7.75/SF/YR/NNN.

**Present Use: Formerly Warehouse, Assembly & Office**  
**Potential Use: Flex, Office, Call Center, Distribution, Light Assembly**

### AVAILABILITY

SF Available:	23,302	Ceiling Height:	13'	OH Doors:	2
SF Available Office:		Ceiling Height:		Truck Docks:	3
Minimum Subdivide: 23,302SF					

### BUILDING INFORMATION

Stories:	1	Ceiling Height:	13'
First Floor Area:	114,000SF	Ceiling Height:	
Second Floor Area:	SF	Ceiling Height:	
Third Floor Area:	SF	Ceiling Height:	
Other Floor Areas:	SF	Ceiling Height:	
Office Area:	SF		
Total Floor Area:	114,000SF		
Overhead Doors:	2	Size:	8' x 5', UPS
Truck Dock(s):	6	Size:	8'x8'
Year Built:	1961 & 1999		
Condition:	Excellent		
Construction Type:	Masonry & Steel		
Roof:	Rubber Membrane		
Lin. Ft. Clear Span:	40'		

### LAND

Lot(s):	1	Frontage:	354'
Area SF:	470,448	Depth:	Varies
Acres:	10.8	% Land Coverage:	25
Parking:	450	% Building Coverage Permitted:	30
Zoning:	I-2	Condition of site:	Level/Dry

### ASSESSMENT

Land:	\$1,166,000.00
Building:	\$4,278,200.00
Total:	\$5,444,200.00
Mills:	15.20
Taxes:	\$0.71/SF

### TRANSPORTATION

Bus Service:	Yes
Distance:	Street
Turnpike:	I-95
Exit:	67
Distance:	1 mi

### UTILITIES

Water: Municipal  
Sewer: Septic  
Gas: PubCT

### POWER

Volts: 240/480  
Amps: 3000  
Phase: III

### MECHANICAL EQUIPMENT

Elevator Size: NA  
Heating: Gas Hot Air  
Air Conditioning: Fully  
Sprinkler: Fully  
Other Equipment: High Capacity Septic, Energy Efficient HVAC & Lighting

Information provided is deemed reliable but is not guaranteed and should be independently verified. This offering is subject to errors, omissions, prior sale, or withdrawal without notice.



**Kevin Geenty**  
203-488-1005  
Kevin@GeentyGroup.com

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