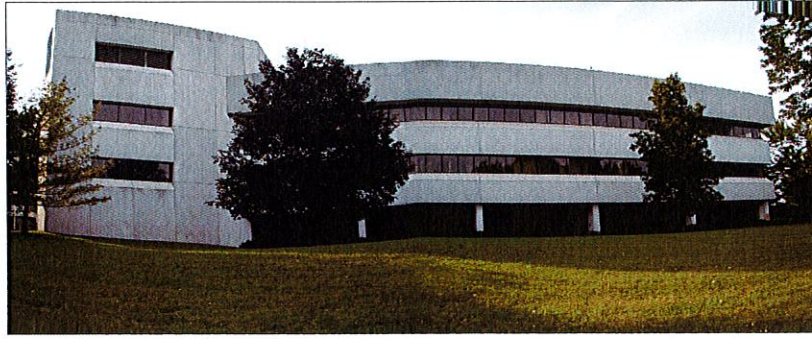




**Drubner Commercial**  
Real Estate Services

530 Middlebury Rd. 211 B  
Middlebury, CT 06762  
Office 203.753.4116  
Fax 203.578.3003



LISTING DESCRIPTION	
	KEYS
X	Sale
	Lease
	Indust.
	Retail
X	Office
	Apartment
	Land

NAME OF BUILDING OR SITE TURNPIKE OFFICE PARK

TOWN Middlebury ST. & NO. 1579 Straits Turnpike ZIP 06762

DESCRIPTION Former Timex World Headquarters Unit 2-C 2,001 SF

WILL DIVIDE No PRESENT USES Office POTENTIAL USES Office

**BUILDING**

FLOORS	<u>3</u>
	SF Ceiling
1st fl.	
2nd fl.	<u>2,001 9'</u>
3rd fl.	
Other	
Office SF	<u>105,000</u>
Total SF avail.	<u>2,001</u>
Total SF bldg.	<u>105,000</u>
Type Const.	
Colum spacing	
Yr. built	
No. O/H doors	
Truck docks	
Parking	<u>425 cars</u>
Expansion	<u>No</u>

**MECHANICAL EQUIPMENT**

Heat Type	<u>Gas</u>
Elev.	<u>X</u>
A/C Office	<u>X</u>
plant	<u>X</u>
Sprinkler	<u>X</u>
Roof Type	
Year	<u>2017</u>
Other	

**LAND**

Acres	<u>32</u>
Zoning	<u>Com.</u>
Condition of Site (%)	
Level	<u>X</u>
Slope	
Wet	
Dry	

**TERMS**

Sale Price	<u>\$295,000</u>
Lease Price	<u>\$3,500</u>
	<u>plus electric</u>

**Tenant Pays:**

Insurance	
Heat	
Water	
A/C	
Electric	
Taxes	

**UTILITIES**

Water:	Municipal <u>X</u>	Well	
Electric:	Amp. _____	Phase	
Gas:	<u>X</u>		
Sewer:	Sanitary <u>X</u>	Septic	

**ASSESSMENT:**

Land:	
Improvements:	
Total:	<u>\$322,700</u>
Condo Fee	
Mill Rate:	<u>60.24</u>
Taxes:	<u>\$19,429</u>

**REMARKS:**

Condo fee	<u>\$13,787 w/ HVAC</u>
Property tax	<u>\$19,429</u>
CAM/ TAX/ HVAC =	<u>\$16.60 PSF</u>

**TRANSPORTATION**

Airport	<u>Oxford</u>
Highway Visibility	<u>No</u>
Interstate Highway	<u>84</u>
Exit	<u>17</u>
State Rt.	<u>63</u>
RR Siding	

AGENT: DAVE THEROUX

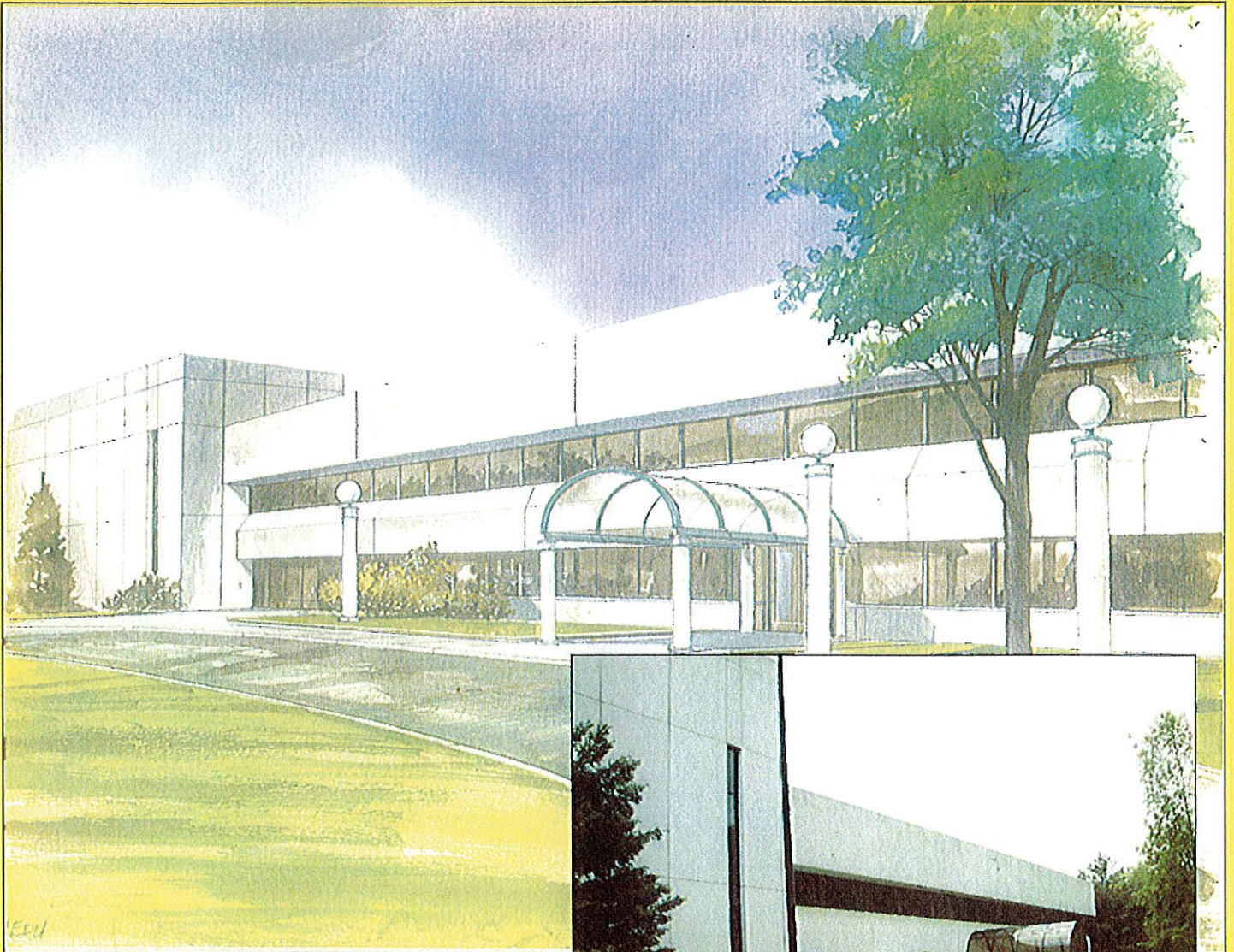
Information shown is purported to be from reliable sources. No representation is made as the accuracy thereof and is submitted subject to errors, omission, change of price, rental or other conditions, prior sale or withdrawal notice.

**O F F E R I N G**

# **FOR SALE OR LEASE**

## **TURNPIKE OFFICE PARK**

PROFESSIONAL 110,000 SF CORPORATE OFFICE BUILDING



1579 STRAITS TURNPIKE  
ROUTE 63  
MIDDLEBURY, CONNECTICUT  
AT EXIT 17 OFF I-84



**DRUBNER**  
**COMMERCIAL LLC**  
*Real Estate Services*