

# 20,400 SF Available

122 Route 32 | Franklin, CT

Excellent Proximity to Route 2



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For Sublease

## Well-Located Industrial Building

122 Route 32 in Franklin, CT is a 20,400 SF single tenant industrial building with excellent proximity to Route 2 (exits 35 & 35A). The building is available for sublease through December 31, 2027.

### Building Specifications

Total & Available SF	20,400 SF
Ceiling Height	22' clear
Column Spacing	60' x 20'
Loading Dock	One uncovered dock platform
Drive-in Doors	Three 16'H x 15'W and One 10'H x 12'W
Lighting	Motion sensor LED lights
Zoning	C-2 (Mixed Commercial and Light Industrial District)
Acres	±2 acres
Sprinklers	Yes
Asking Lease Rate	\$10.00/SF Gross + Utilities

## Contact Us

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