

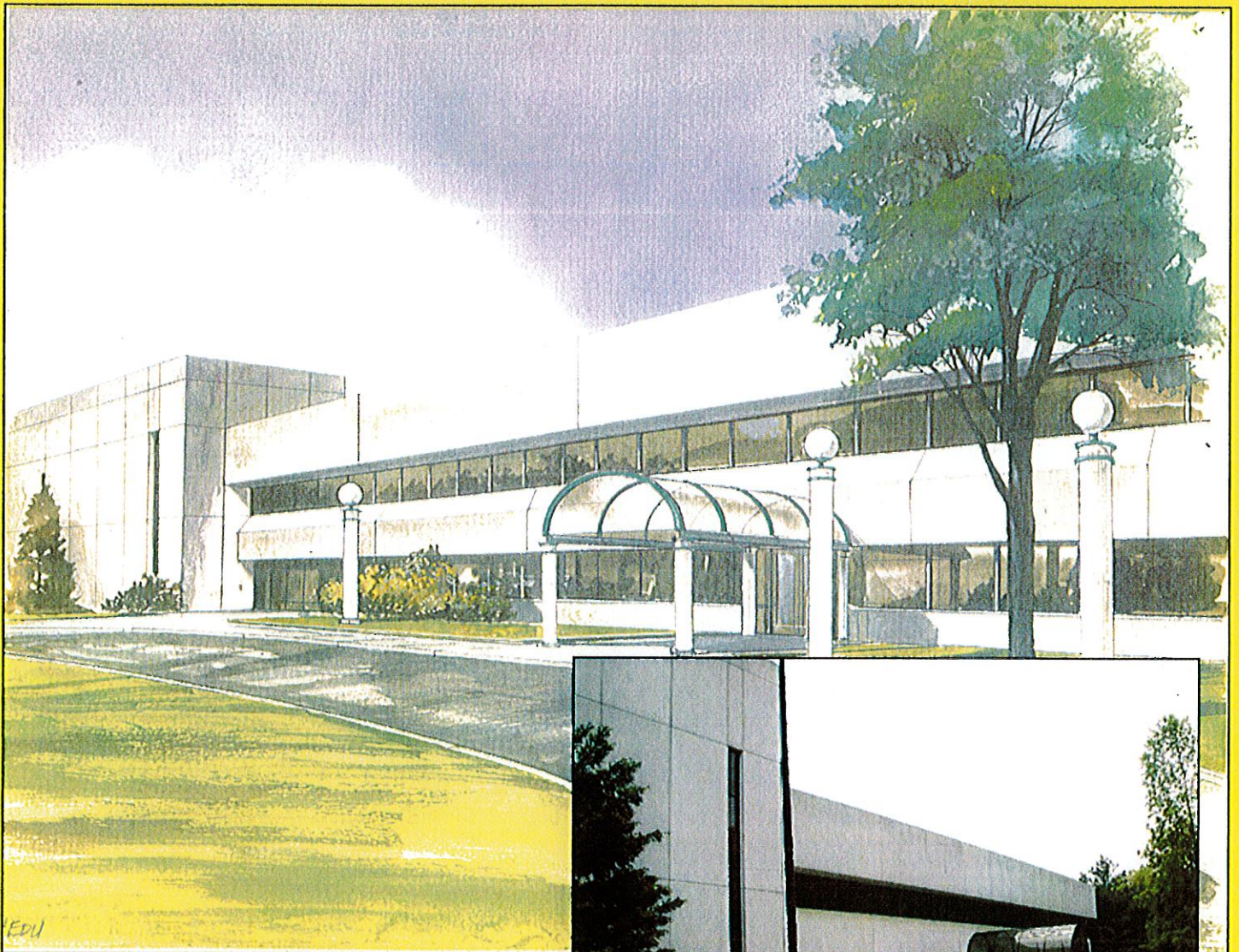
O F F E R I N G

FOR SALE OR LEASE

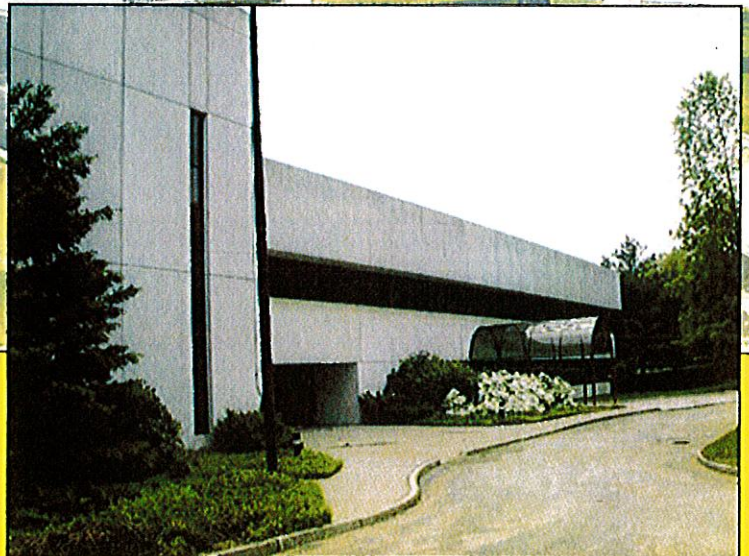
TURNPIKE OFFICE PARK

PROFESSIONAL 110,000 SF CORPORATE OFFICE BUILDING

2,996 SF AVAILABLE



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

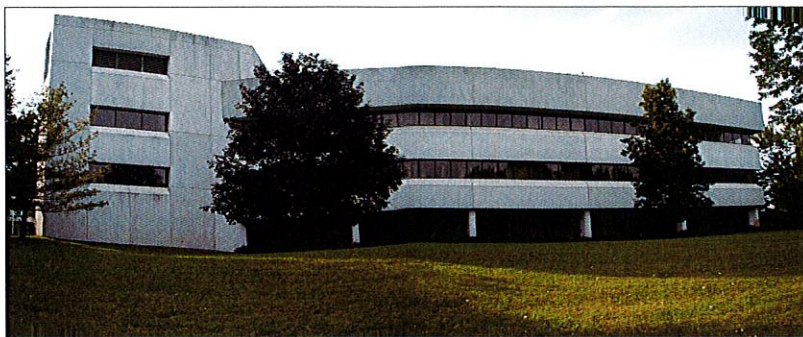


**DRUBNER
COMMERCIAL LLC**
Real Estate Services



Drubner Industrials
Commercial and Industrial Real Estate Brokers

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



LISTING DESCRIPTION	
X	KEYS
X	Sale
X	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 2,996 SF of Class "A" office

WILL DIVIDE No PRESENT USES Vacant POTENTIAL USES Office

BUILDING

FLOORS 3

	SF	Ceiling
1st fl.	<u>2,996</u>	<u>9'</u>
Other		
Office SF	<u>105,000</u>	
Total SF avail.	<u>2,996</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		

MECHANICAL EQUIPMENT

Heat Type Gas
 Elev. X
 A/C Office X
 plant X
 Sprinkler X
 Roof Type _____
 Year _____
 Other _____

LAND

Acres 32
 Zoning Com.
 Condition of Site (%)
 Level X
 Slope _____
 Wet _____
 Dry _____

TERMS

Sale Price \$599,000
 Lease Price \$24 Gross

Tenant Pays:

Insurance _____
 Heat _____
 Water _____
 A/C _____
 Electric X
 Taxes _____

ASSESSMENT:

Land: _____
 Improvements: _____
 Total: _____
 Condo Fee _____
 Mill Rate: _____
 Taxes: \$15,319 (\$3.22 SF) +/-

UTILITIES

Water: Municipal X Well _____
 Electric: Amp. _____ Phase _____
 Gas: X _____
 Sewer: Sanitary X Septic _____

REMARKS:

Condo fee \$ _____
 includes HVAC (\$6.91 SF) +/- _____
 Condo fee and prop tax included in rent _____

TRANSPORTATION

Airport Oxford
 Highway Visibility No
 Interstate Highway 84
 Exit 17
 State Rt. 63
 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.

