



**GO, GO ALMOST
GONE...**

**AVAILABLE
IMMEDIATELY**

50,000 sq ft TOTAL

**25,000 sq ft per
FLOOR**

MILL 539 — Rare Large-Format Commercial Space

This is a **prime opportunity** to secure a **50,000 SF** large-format commercial property, with **25,000 SF per floor**, located in one of the most **visible and accessible corridors** in Eastern Connecticut.

539 Norwich Ave is **available now** — opportunities like this don't last.

Prime Location:

- Prominent frontage on **Norwich Avenue (CT-12)**
- Immediate access to **I-395** and downtown Norwich
- Strong trade and residential market in a growing corridor

Ideal For:

- Showroom: flooring, tile, lighting, kitchen & bath, appliances
- Medical or wellness center
- Trade distributor: electrical, plumbing/HVAC, industrial supply
- Educational or training facility
- E-commerce fulfillment or light assembly
- Professional offices or service center

Property Highlights:

- 25,000 SF of contiguous, customizable space per floor
- Delivered in **vanilla box condition** – ready for your build-out
- On-site parking
- Dock and grade-level access for logistics
- High-visibility signage opportunities
- Flexible lease terms available

Strategic Advantage:

With a **large, adaptable footprint**, **strong road visibility**, and **direct highway access**, this property is perfect for **low-traffic, high-value tenants** such as showrooms, distributors, and specialized service operators.

Take the Next Step:

Contact us today to secure this unique space before it's gone!

Glenn LaMattina

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