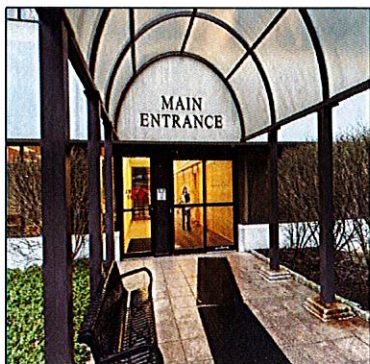




Drubner Commercial
Real Estate Services

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



LISTING DESCRIPTION

	KEYS
X	Sale
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 Former Timex World Headquarters Unit 2-C 2,001 SF medical / professional / etc.

Asking sales price is \$106,000 below appraisal

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>\$29.00 PSF</u>
	<u>Gross</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>\$280,000</u>
Condo Fee	
Mill Rate:	<u>TBD</u>
Taxes:	<u>TBD</u>

REMARKS:

Condo fee \$9.00 PSF
includes HVAC
Property tax TBD
Municipal appraisal \$401,300
Lease \$4,800 per month Gross

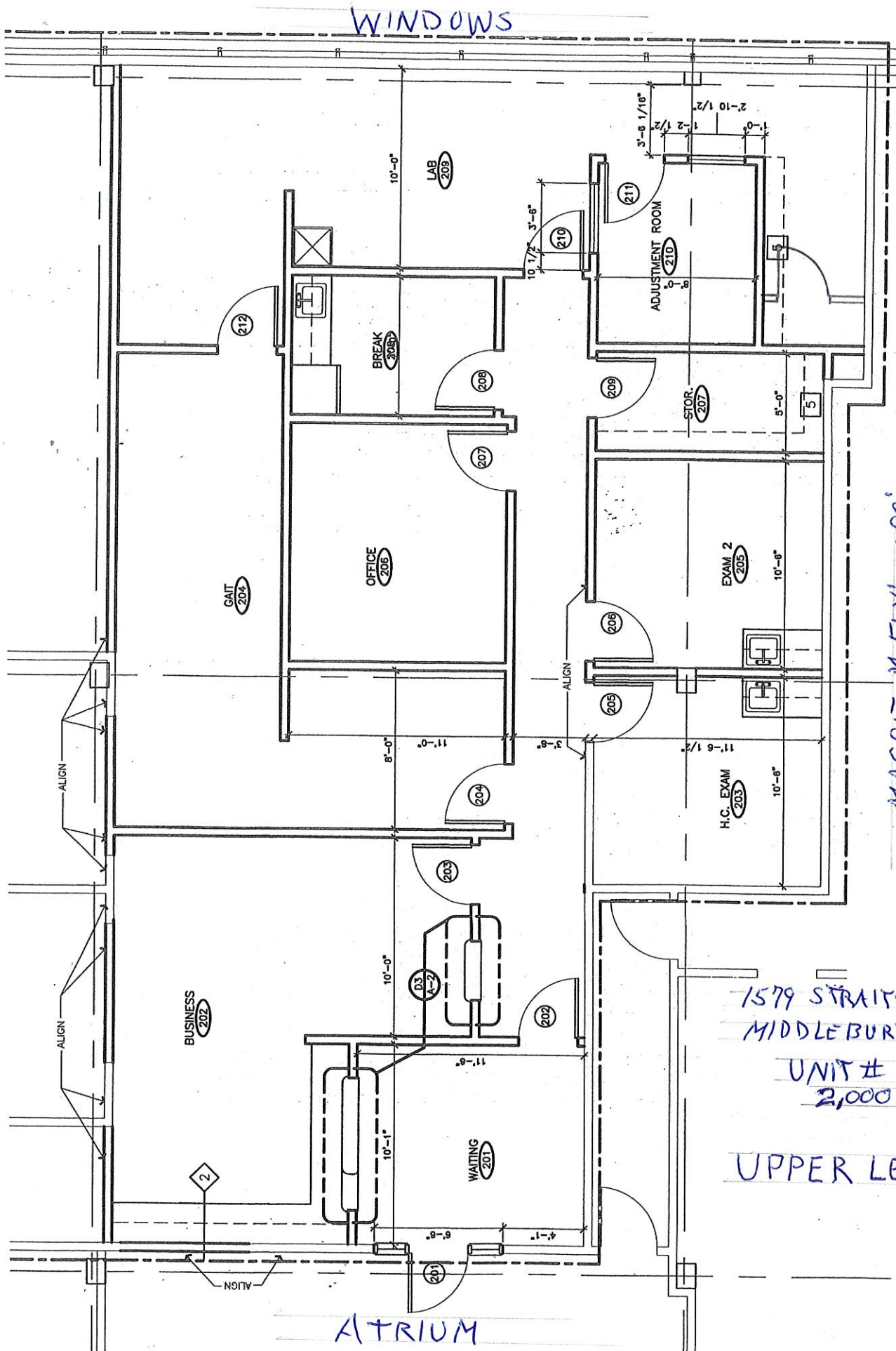
AGENT: DAVID THEROUX

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	

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.

LENKOWSKI LONERGAN + CO.



MAGGIE McFLY's office

1579 STRAITS TPK
MIDDLEBURY CT
UNIT # 2-C
2,000 SF

UPPER LEVEL