



PROPERTY FOR LEASE

12,500 SF INDUSTRIAL SPACE

211 HARTFORD TURNPIKE | TOLLAND, CT 06084

DAVID MURDOCK
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SENTRY COMMERCIAL BROKER ADVISORY LLC | 860.983.0029 | WWW.SENTRYCOMMERCIAL.COM



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PROPERTY DESCRIPTION

Sentry Commercial is pleased to offer 12,500 square feet for lease at 211 Hartford Turnpike, Tolland CT. With its multiple drive-in doors, abundant parking, and heavy power capabilities, this versatile space is ideal for various industrial and commercial uses.

OFFERING SUMMARY

Lease Rate:	\$6.95 - \$7.95 Modified Gross
Available SF:	12,500 SF
Lot Size:	1.68 Acres

PROPERTY HIGHLIGHTS

- 12,500 SF of attractive industrial space for lease
- 4 drive in doors with 1 dock platform
- Subdividable to 2,500 SF
- Ideal visibility on Route 30
- Conveniently located within 1 mile to I-84

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Lease Rate: \$6.95 - \$7.95 Modified Gross

BUILDING SPECIFICATIONS

Building Size	18,400 SF
Available Space	12,500 SF
Warehouse	11,500 SF
Office	Approx. 1,000 SF
Subdividable To	2,400 SF
Ceiling Height	15' - 16'
Docks	1 dock platform (10' x 12)
Drives	4 (10' x 12')
Column Spacing	Varies
Year Built	1972

MECHANICAL/UTILITIES

Power	400 amp, 120/208 volt
Heat	Gas
Air Conditioning	Office
Lighting	Fluorescent
Water/Sewer Company	City
Electric Company	Eversource

LAND

Lot Size	1.68 Acres
Parking	28
Zoning	CIZ

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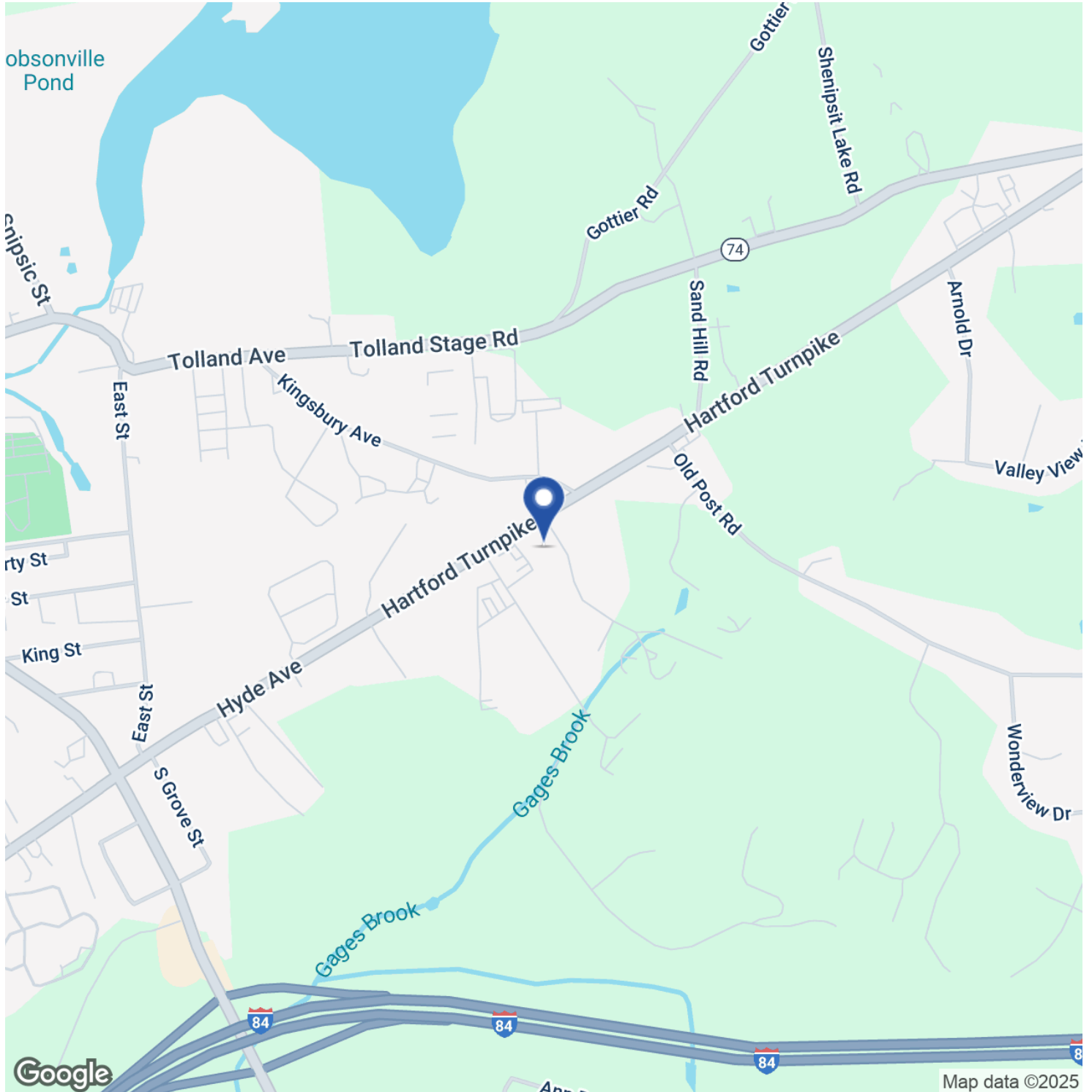
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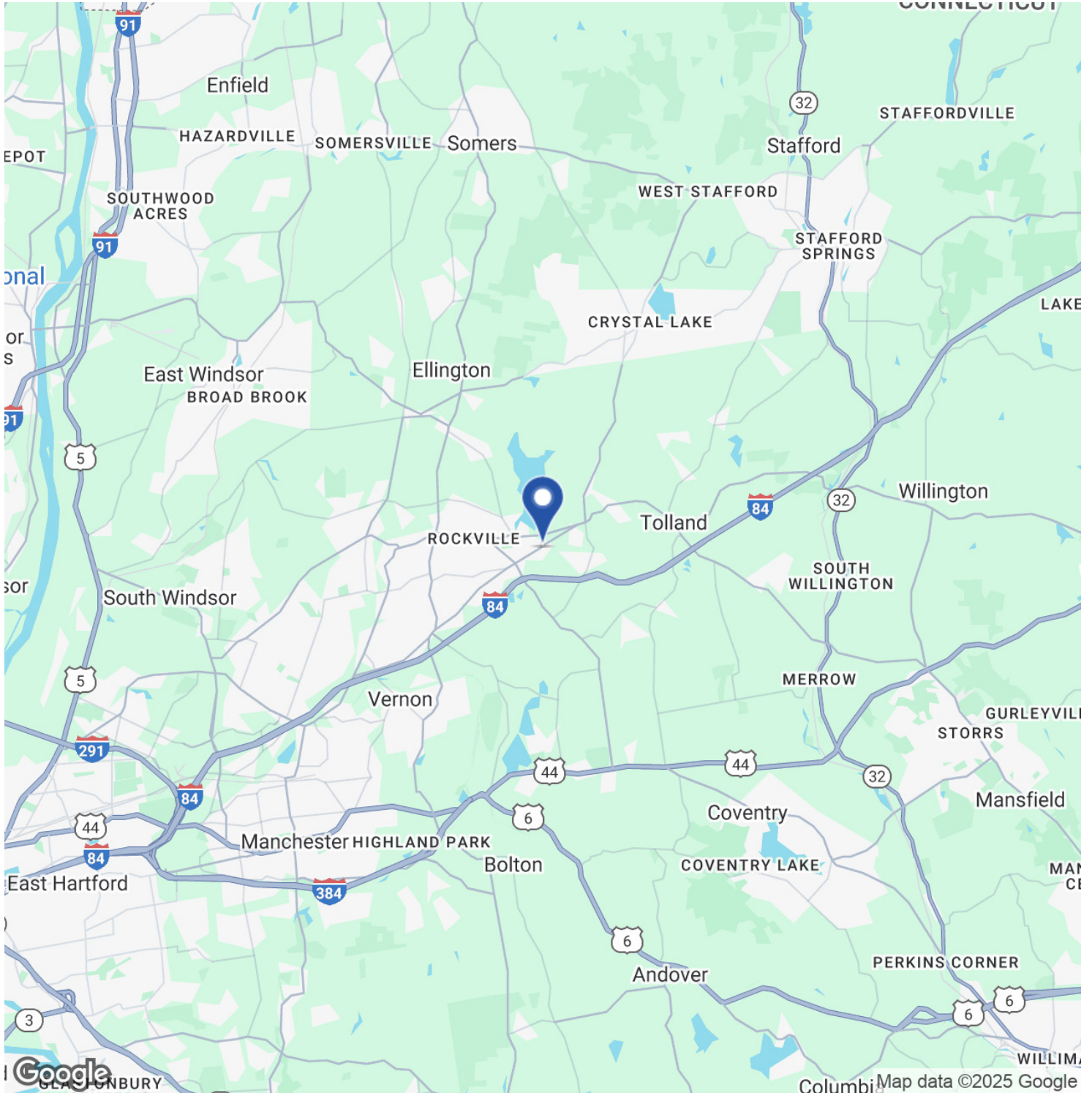
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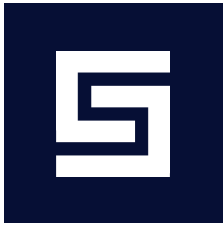


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