

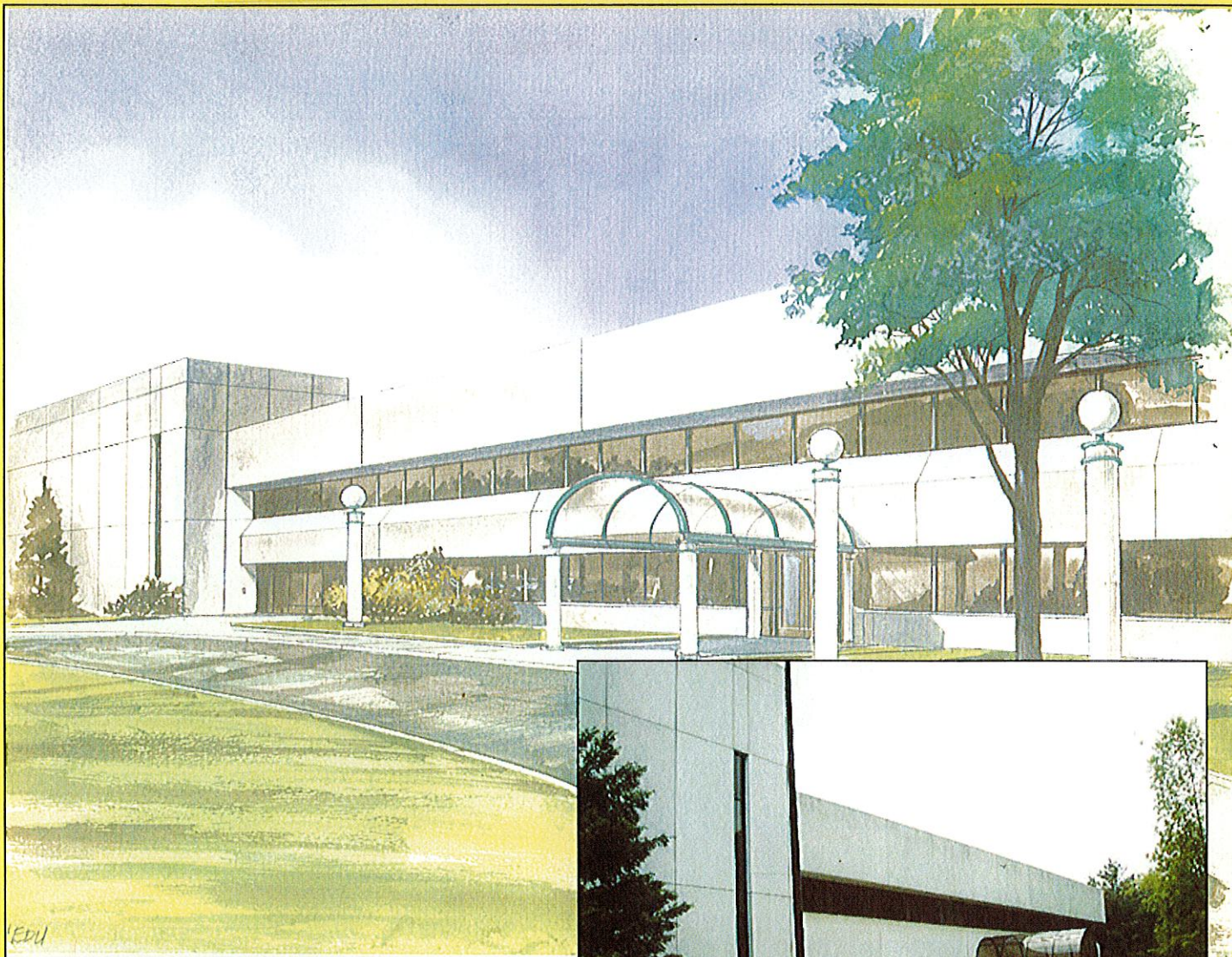
**O F F E R I N G**

# **FOR SALE OR LEASE**

## **TURNPIKE OFFICE PARK**

**PROFESSIONAL 110,000 SF CORPORATE OFFICE BUILDING**

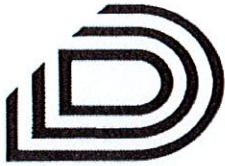
**2,996 SF and 700 SF AVAILABLE**



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

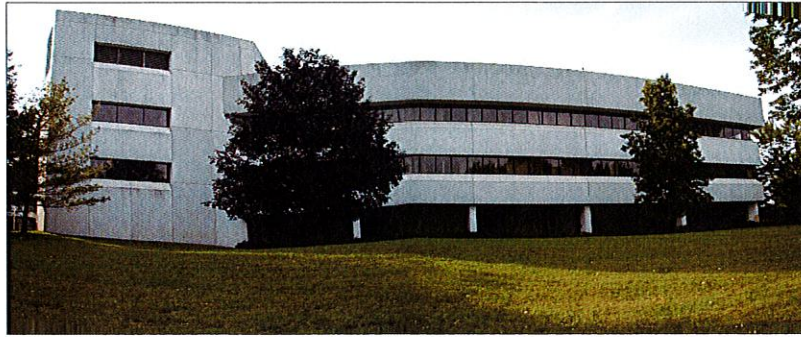


**DRUBNER  
COMMERCIAL LLC**  
*Real Estate Services*



**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, 670 SF and 4,759 SF Available

WILL DIVIDE No PRESENT USES Office POTENTIAL USES Office

**BUILDING**

FLOORS	<u>3</u>
	SF Ceiling
1st fl.	<u>2,996 9'</u>
	<u>670</u>
	<u>4,759</u>

Office SF	<u>105,000</u>
Total SF avail.	<u>8,425</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	_____

**ASSESSMENT:**

Land:	_____
Improvements:	_____
Total:	_____
Condo Fee	_____
Mill Rate:	_____
Taxes:	<u>(\$3.22 SF) +/-</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	_____
Other	_____

**UTILITIES**

Water:	Municipal <u>X</u>	Well	_____
Electric:	Amp. _____	Phase	_____
Gas:	<u>X</u>		
Sewer:	Sanitary <u>X</u>	Septic	_____

**REMARKS:**

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

AGENT: DAVE THEROUX

**LAND**

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

**TERMS**

Sale Price	<u>\$200 PSF</u>
Lease Price	<u>\$24 Gross</u>

**Tenant Pays:**

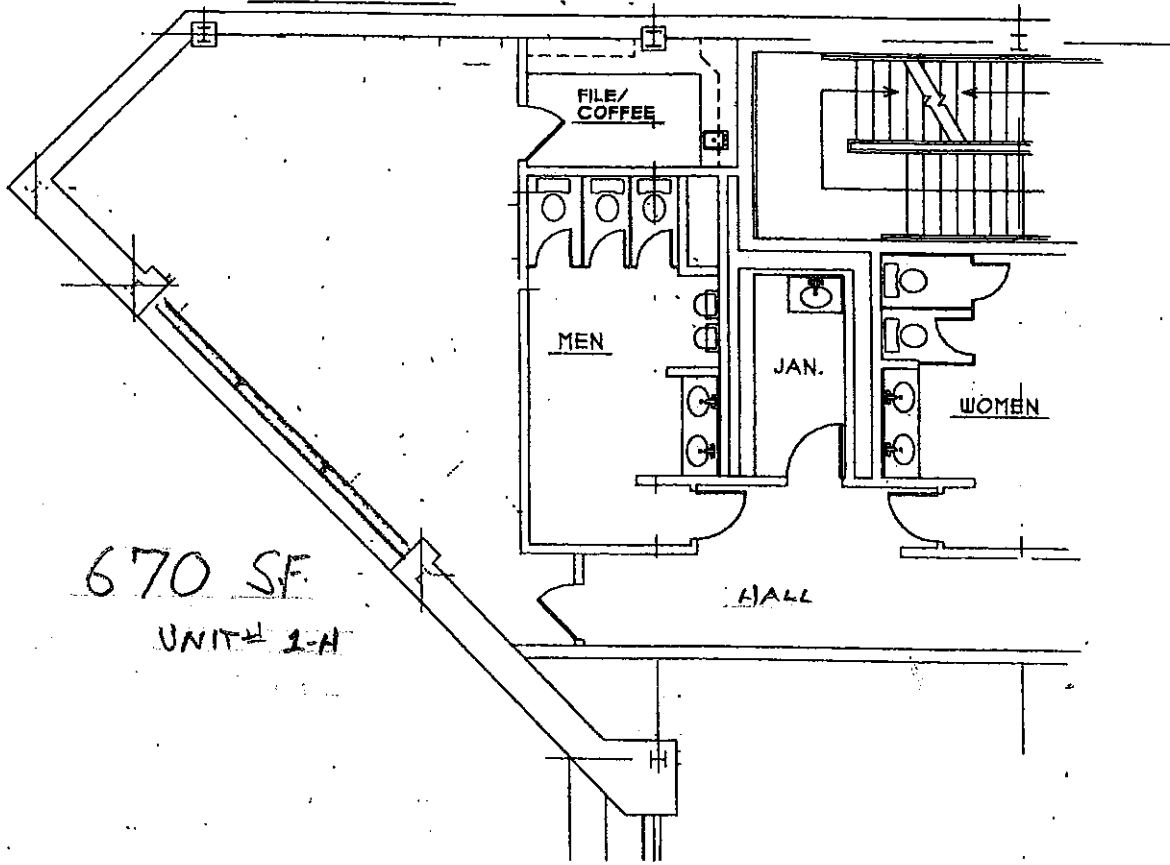
Insurance	_____
Heat	_____
Water	_____
A/C	_____
Electric	<u>X</u>
Taxes	_____

**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.





670 SF

UNIT # 1-A