



139 MILL ROCK ROAD EAST, OLD SAYBROOK, CT \$7.75/SF NNN

20,248 SF FLEX SPACE IN AN ENERGY EFFICIENT BUILDING

FOR LEASE: 20,248SF with a truck dock, a drive-in door, a large patio with tables for lunches, etc. Fully A/C space with 15'8" clear ceiling heights. Building has a state of the art, expansive energy management system (ask us about it!) Heavy electric service available. A full time Property Manager on site. Unusually large amount of parking. 1/3 mile with 1 turn from Exit 67 off I-95. CAM's are \$2.40/SF/Year

Present Use: Vacant & available – formerly distribution **Potential Use:** Could be all office, light industrial, distribution, call center, biotech, etc.

Directions: I-95 to Exit 67. Bear right off ramp to traffic light, then right on Mill Rock Road East.

Building Information

Stories:	1		Overhead Door(s):	One – 8' x 8'
First Floor Area:	20,248 SF	Ceiling Height :15'8"	Truck Dock(s):	One – 8' x 8'
Second Floor Area:	n/a	Ceiling Height :	Year Built:	1972
Third Floor Area:	n/a	Ceiling Height :	Condition:	Like New
Other Floor Areas:		Ceiling Height :	Type of Construction:	Masonry & Steel
Office Area:	To Suit		Roof:	Rubber membrane
Total Floor Area:	114,000 SF		Lin. Ft. Clear Span:	40' x 50'

Land

Lot(s):	1	Frontage:	225'
Area SF:	446,480 SF	Depth:	Varies
Acres:	10.25	% Land Coverage	30%
Parking:	425 cars	% Building Coverage Permitted	30%
Zoning:	I-2	Condition of site	Level, Dry, Paved

Restrictions/Easements: Subject to other rights of other tenants

Utilities

Water:	City
Gas:	Yes
Volts:	240 & 480
Amps:	3,000
Phase:	III
Sewer:	On-site septic

Mechanical Equipment

Elevator Size:	n/a
Heating:	Gas Hot Air
Air Conditioning:	Fully
Sprinkler:	Yes
Other Equipment:	

Assessment

Land:	
Building:	
Total:	
Mills:	19.6
Taxes:	\$0.97/SF
A/S Ratio:	70%

Transportation

Bus Service:	Yes
Distance:	At Door
Turnpike:	I-91
Exit:	67

Kevin C. Geenty, SIOR
203.488.1005
Kevin@GeentyGroup.com

Information contained herein is subject to errors and omissions-believed to be accurate but is not warranted.

The **GEENTY GROUP**, Realtors • 765 East Main Street • Branford, CT 06405

Tel: 203.488.1005 Fax: 203.481.6552

Email: info@geentygroup.com

www.geentygroup.com

