

## 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,

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

## **Building Information**

Overhead Door(s): One - 8' x 8' Stories: 20.248 SF Ceiling Height: 15'8" One - 8' x 8' First Floor Area: Truck Dock(s): Year Built: 1972 Second Floor Area: n/a Ceiling Height: Third Floor Area Ceiling Height: Condition: Like New n/a

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

225' Lot(s): Frontage: 1 Area SF: 446,480 SF Depth: Varies Acres: 10.25 % Land Coverage 30% 425 cars % Building Coverage Permitted 30% Parking:

Zoning: I-2 Condition of site Level, Dry, Paved

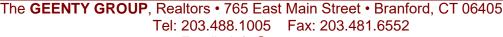
Restrictions/Easements: Subject to other rights of other tenants

distribution, call center, biotech, etc.

<u>Utilities</u>		Mechanical Equipment		<u>Assessment</u>		<u>Transportation</u>	
Water:	City	Elevator Size:	n/a	Land:		Bus Service:	Yes
Gas:	Yes	Heating:	Gas Hot Air	Building:		Distance:	At Door
Volts:	240 & 480	Air Conditioning:	Fully	Total:		Turnpike:	I-91
Amps:	3,000	Sprinkler:	Yes	Mills:	19.6	Exit:	67
Phase:	III	Other Equipment:		Taxes:	\$0.97/SF		
Sewer:	On-site septic			A/S Ratio:	70%		

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



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