

Up to 23,302 SF of Flex Space in the Old Saybrook Business Park

23,302 Sqft - 141 Mill Rock Road, East, Old Saybrook, Connecticut

Property Description

Up to 23,302 SF of versatile space in a large, energy-efficient, multi-tenanted building. Currently fit up for office and warehouse/distribution with three private offices, large open workstation areas, kitchenette as well as warehouse with docks & overhead doors. Space may be subdivided to approximately 11,000 SF. Landlord will fit up to suit tenant's needs. Could be all offices or a mix of uses. Close proximity to I-95 and CT-9. Located in a well-maintained campus-like setting which features a daycare facility and a fitness center as well as a full-time property manager on site.

Availability

Listing Type:	For Lease
Property Type:	Flex
Price:	\$7.75
Price Type:	/SF NNN
Square Footage:	23,302 Sqft
Subdividable:	Yes
Minimum Subdivide:	11,000 Sqft
Minimum Ceiling Height:	15.50 ft
Maximum	15.50 ft

Address Map

Address:	141 Mill Rock Road, East, Old Saybrook, Connecticut
Country:	US
State:	CT
City:	Old Saybrook

Features

Proximate to Interstate:	Yes
Loading Docks:	Yes
# Loading Docks:	3
OH Doors:	Yes
# OH Doors:	1
OH Door Height:	8 ft
OH Door Width:	5 ft
<input checked="" type="checkbox"/> Lobby	
<input checked="" type="checkbox"/> Private Offices:	3

Ceiling Height:

Present Use:: **Former warehouse, assembly & office**

Potential Use:: **Flex, Office, Call Center, Distribution, Lt. Assem**

Office Sqft: **20600**

Warehouse/Shop Sqft: **3000**

Building Details

Stories: **1**

Year Built: **1971**

Condition: **Very Good**

Roof: **Membrane**

Construction Type: **Masonry/Steel**

Linear Feet Clear Span: **40 ft**

Total Floor Area: **113,000 Sqft**

Utilities

Availability: **Connected**

Source: **Municipal**

Type: **Septic**

Availability: **Connected**

Type: **Natural Gas**

Availability: **Connected**

Open Workstation Area

Kitcheonette

Separate Men's/Women's Rooms

Office Park: **Yes**

Nearby Shops/Restaurants/Businesses

Child Care Facility

Site

Lot(s): **1**

Area SF: **479,160 Sqft**

Acreage: **11 Acre(s)**

Parking: **345**

Zoning: **I-2**

Frontage: **165 ft**

Depth: **Varies**

% Land Coverage: **24**

% Land Coverage Permitted: **30**

Condition of Site: **Level/Dry**

Restrictions: **Subject to other tenants' rights.**

Mechanicals

Heating: **Gas Hot Air**

Air Conditioning: **Fully**

Sprinkler: **Yes**

Other Equipment: **High-Capacity Septic, Energy-efficient HVAC & Ligh**

Provider:	Public Utility
Availability:	Connected
Provider:	Public Utility
Amps:	3000
Phase:	III

Assessment

Land:	\$0
Building:	\$0
Total:	\$5,416,100
Mill Rate:	20.05
Taxes:	\$0.92
A/S Ratio:	70

Transportation

Bus Service:	Yes
Distance:	At Door
Turnpike:	I-95

Agent Info



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