

# 2,550 SF Office/Warehouse with an Overhead Door

2,550 Sqft - 20 Research Parkway, Old Saybrook,  
Connecticut 06475

## Property Description

For Lease: 2,550 SF - 2 room SF of office (500 SF total), 2,050 SF of warehouse or storage space with a large drive-in overhead door. Good electric service, fully air-conditioned, 15' ceiling. Part of a multi-tenanted building.  
Nets - \$3.05/SF m/l. Taxes = \$0.94/SF.

## Availability

Listing Type: **For Lease**

Property Type: **Warehouse/Industrial/Lt, Industrial**

Price: **\$8**

Price Type: **/SF NNN**

Square Footage: **2,550 Sqft**

Minimum Ceiling Height: **15 ft**

Present Use: **Property Manager's Office**

Potential Use: **Flex, warehouse, distribution**

Office Sqft: **500**

Warehouse/Shop Sqft: **2550**

## Address Map

Address: **20 Research Parkway, Old Saybrook, Connecticut 06475**

Country: **US**

State: **CT**

City: **Old Saybrook**

Zipcode: **06475**

## Features

Proximate to Interstate: **Yes**

OH Doors: **Yes**

# OH Doors: **1**

OH Door Height: **12 ft**

OH Door Width: **12 ft**

Office Park: **Yes**

Industrial Park

## Building Details

Stories:	<b>1</b>
Year Built:	<b>2007</b>
Condition:	<b>Like New</b>
Roof:	<b>Flat - IPOM Rubber</b>
Construction Type:	<b>Masonry &amp; Steel</b>
Total Floor Area:	<b>2,550 Sqft</b>

## Utilities

Availability:	<b>Connected</b>
Source:	<b>Municipal</b>
Type:	<b>Septic</b>
Type:	<b>Natural Gas</b>
Availability:	<b>Connected</b>
Availability:	<b>Connected</b>
Volts:	<b>220</b>
Amps:	<b>200</b>
Phase:	<b>III</b>

## Assessment

Land:	<b>\$0</b>
Building:	<b>\$0</b>
Total:	<b>\$0</b>
Taxes:	<b>\$0</b>

## Site

Lot(s):	<b>1</b>
Area SF:	<b>174,240 Sqft</b>
Acreage:	<b>4 Acre(s)</b>
Parking:	<b>Ample</b>
Zoning:	<b>I-2</b>
Frontage:	<b>200 ft</b>
Depth:	<b>Varies</b>
% Land Coverage:	<b>30%</b>
% Land Coverage Permitted:	<b>30</b>
Condition of Site:	<b>Level, Dry</b>

## Mechanicals

Heating:	<b>Gas Hot Air</b>
Air Conditioning:	<b>Fully</b>
Sprinkler:	<b>Yes</b>

## Transportation

Bus Service:	<b>Yes</b>
Distance:	<b>4 blocks</b>
Turnpike:	<b>I-95</b>
Exit:	<b>67</b>

Agent Info

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