



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

**24,527 SF OF FLEX SPACE IN THE OLD SAYBROOK BUSINESS PARK**

**FOR LEASE: A 24,527 SF Flex unit in a 114,000 SF multi-tenanted building. Mostly wide-open space suitable for assembly, manufacturing or office. Current fit up as open office, which features a conference room, several private offices and a large cafeteria. 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.**

**Present Use: Back-Office Space**

**Potential Use: Assembly, Manufacturing, Call Center, BioTech, Office**

**Directions: I-95N, Exit 67. RIGHT off exit. Turn RIGHT at the 1<sup>st</sup> traffic light. Continue .5 miles. Property is on the LEFT. I-95S, Exit 68 to US-1S. Continue .5 miles to 1<sup>st</sup> traffic light. Continue straight, then as above.**

<b><u>AVAILABILITY</u></b>	SF Available:	24,527	Ceiling Height:	16'	Overhead Doors:	0 (1 Possible)	Minimum
	SF Available Office:	24,527	Ceiling Height:	16'	Truck Docks:	0 (1 Possible)	Subdivide:
<b><u>BUILDING INFORMATION</u></b>	Stories:	1			Overhead Doors:	6	Size: 10' x 10'
	First Floor Area:	114,000 SF	Ceiling Height:	16'	Truck Dock(s):	3	Size: 8' x 8'
	Second Floor Area:		Ceiling Height:		Year Built:	1999	
	Third Floor Area:		Ceiling Height:		Condition:	Very Good	
	Other Floor Areas:		Ceiling Height:		Construction Type:	Masonry/Steel	
	Office Area:	40,000 SF			Roof:	Rubber Membrane	
<b><u>LAND</u></b>	Total Floor Area:	114,000 SF			Lin. Ft. Clear Span:	40' x 40'	
	Lot(s):	1			Frontage:	165'	
	Area SF:				Depth:	Varies	
	Acres:	10.25			% Land Coverage:	26%	
	Parking:	450			% Building Coverage Permitted:	30%	
	Zoning:	I-2			Condition of site:	Level/Dry	
Restrictions/Easements: Subject to other tenants' rights.							

<b><u>Utilities</u></b>		<b><u>Mechanical Equipment</u></b>		<b><u>Assessment</u></b>		<b><u>Transportation</u></b>	
Water:	City	Elevator Size:	N/A	Land:		Bus Service:	Yes
Gas:	Yes	Heating:	Gas/Hot Air	Building:		Distance:	At Door
Volts:	110/220/440	Air Conditioning:	Fully	Total:		Turnpike:	I-95
Amps:	3000	Sprinkler:	Fully	Mills:	\$19.60	Exit:	67, 68
Phase:	III	Other Equipment:	High-capacity septic	Taxes:	\$1.05/SF		
Sewer:	Septic – On Site	Energy efficient HVAC & lighting		A/S:	70%		

**Kevin Geenty  
203-488-1005**

[Kevin@GeentyGroup.com](mailto: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 06040  
Tel: 203.488.1005 Fax: 203.481.6552  
Email: [info@geentygroup.com](mailto:info@geentygroup.com)  
[www.geentygroup.com](http://www.geentygroup.com)

